

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/40 Elsey Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb Reservoir

Period - From 01/01/2021

to 31/03/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/131 Broadway RESERVOIR 3073	\$615,000	17/04/2021
2	3/69 Crookston Rd RESERVOIR 3073	\$600,000	29/04/2021
3	4/100 Rathcown Rd RESERVOIR 3073	\$585,000	01/05/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/05/2021 10:02



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 189 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Unit Price**  
March quarter 2021: \$630,000

## Comparable Properties



**1/131 Broadway RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 17/04/2021  
**Property Type:** Townhouse (Res)

**3/69 Crookston Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Sold Before Auction  
**Date:** 29/04/2021  
**Property Type:** Townhouse (Res)



**4/100 Rathcown Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Property Type:** Unit