

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

4/63 Crookston Road Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

3/63 Crookston Road Reservoir VIC 3073	\$516,000	28-Nov-20
2/63 Crookston Road Reservoir VIC 3073	\$513,000	28-Nov-20
2/50 Lane Crescent Reservoir VIC 3073	\$501,000	07-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 11 February 2021



3/63 Crookston Road Reservoir VIC 3073

Sold Price

\$516,000

Sold Date **28-Nov-20**

2

1

1

Distance

0.01km



2/63 Crookston Road Reservoir VIC 3073

Sold Price

\$513,000

Sold Date **28-Nov-20**

2

1

1

Distance

0.02km



2/50 Lane Crescent Reservoir VIC 3073

Sold Price

\$501,000

Sold Date **07-Nov-20**

2

1

1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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