# 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

2/3 Evans Crescent 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	\$360,000	&	\$396,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$620,000	Prope	erty type		Unit	Suburb	Reservoir
Period-from	01 Feb 2021	to	31 Jan 2	2022	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
4/15-17 Chaleyer Street Reservoir VIC 3073	\$395,000	20-Nov-21
4/24 Elsey Road Reservoir VIC 3073	\$386,750	26-Feb-22
2/37 Cash Street Kingsbury VIC 3083	\$390,000	29-Dec-21

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.

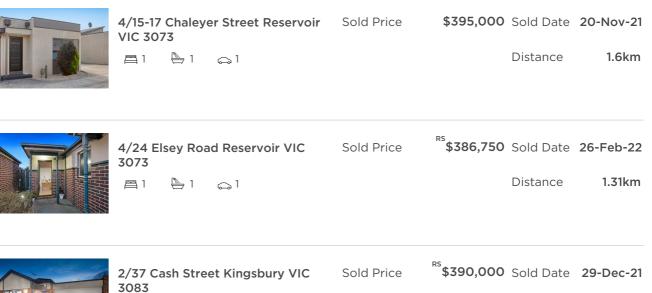
This Statement of Information was prepared on: 28 February 2022



consumer.vic.gov.au



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#### RS = Recent sale UN = Undisclosed Sale

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