

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

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2021

to

31 Jan 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


4/15-17 Chaleyer Street Reservoir VIC 3073

Sold Price

\$395,000

Sold Date

20-Nov-21
 1

 1

 1

Distance

1.6km

4/24 Elsey Road Reservoir VIC 3073

Sold Price

^{RS} **\$386,750**

Sold Date

26-Feb-22
 1

 1

 1

Distance

1.31km

2/37 Cash Street Kingsbury VIC 3083

Sold Price

^{RS} **\$390,000**

Sold Date

29-Dec-21
 1

 1

 1

Distance

1.79km
RS = Recent sale

UN = Undisclosed Sale

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