

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

2/6 Gisborne Crescent, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$550,000

&

\$595,000

Median sale price

Median price

\$685,000

Property Type

Townhouse

Suburb

Reservoir

Period - From

20/02/2022

to

19/02/2023

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	2/68 Marchant Av RESERVOIR 3073	\$585,000	10/12/2022
2	3/78 Royal Pde RESERVOIR 3073	\$575,000	01/09/2022
3	2/16 Charlton Cr RESERVOIR 3073	\$558,000	16/09/2022

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:

20/02/2023 09:07



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$550,000 - \$595,000

Median Townhouse Price

20/02/2022 - 19/02/2023: \$685,000

Comparable Properties



2/68 Marchant Av RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Townhouse (Res)



3/78 Royal Pde RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Sold Before Auction

Date: 01/09/2022

Property Type: Townhouse (Res)



2/16 Charlton Cr RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$558,000

Method: Sold Before Auction

Date: 16/09/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 114 sqm approx

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