## 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

72B Crookston Road, Reservoir Vic 3073

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.vic.gov.au/underquoting
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Single price \$550,000

#### Median sale price

Median price	\$550,750	Pro	operty Type Unit	:	S	Suburb	Reservoir
Period - From	18/02/2019	to	17/02/2020	Sou	urce R	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/7b Carrol St RESERVOIR 3073	\$562,000	31/08/2019
2	1/41 Pickett St RESERVOIR 3073	\$545,000	24/08/2019
3			

OR

**B**<sup>\*</sup> 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:

18/02/2020 12:49



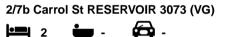






**Property Type:** Agent Comments Indicative Selling Price \$550,000 Median Unit Price 18/02/2019 - 17/02/2020: \$550,750

# **Comparable Properties**



Agent Comments

Price: \$562,000 Method: Sale Date: 31/08/2019 Property Type: Flat/Unit/Apartment (Res)



1/41 Pickett St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$545,000 Method: Auction Sale Date: 24/08/2019 Rooms: 8 Property Type: Unit

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.

### Account - Barry Plant | P: 03 94605066 | F: 03 94605100



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.