

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

Single price

\$550,000

Median sale price

Median price

\$550,750

Property Type

Unit

Suburb

Reservoir

Period - From

18/02/2019

to

17/02/2020

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	2/7b Carrol St RESERVOIR 3073	\$562,000	31/08/2019
2	1/41 Pickett St RESERVOIR 3073	\$545,000	24/08/2019
3			

OR

~~B* 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

2/7b Carrol St RESERVOIR 3073 (VG)

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.