Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/27 Lane Crescent, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$410,000

Median sale price

Median price	\$613,750	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/07/2023	to	30/09/2023	So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	4/220 Spring St RESERVOIR 3073	\$415,100	26/08/2023
2			
3			

OR

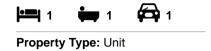
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/11/2023 15:53









Agent Comments

Indicative Selling Price \$410,000 Median Unit Price September quarter 2023: \$613,750

Comparable Properties



4/220 Spring St RESERVOIR 3073 (REI)

1 - 1

73 (REI) Agent Comments

Price: \$415,100 Method: Auction Sale Date: 26/08/2023 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. This is the only comparable as all the others have garages.

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