

## 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

58A LANE CRESCENT RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,750

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2021

to

31 Oct 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

1/58 PURINUAN ROAD RESERVOIR VIC 3073	\$720,000	22-Jun-22
2/7 LINDSAY STREET RESERVOIR VIC 3073	\$751,000	16-Jul-22
2/57 PURINUAN ROAD RESERVOIR VIC 3073	\$670,500	21-Jul-22

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: 09 November 2022



## 1/58 PURINUAN ROAD RESERVOIR VIC 3073

Sold Price

**\$720,000**

Sold Date

**22-Jun-22**



3



1



1

Distance

**0.77km**



## 2/7 LINDSAY STREET RESERVOIR VIC 3073

Sold Price

**\$751,000**

Sold Date

**16-Jul-22**



3



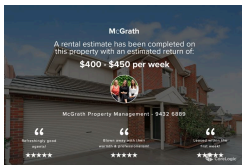
1



1

Distance

**0.84km**



## 2/57 PURINUAN ROAD RESERVOIR VIC 3073

Sold Price

**\$670,500**

Sold Date

**21-Jul-22**



3



1



2

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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