

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

25 Wattlebird Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$700,000 Property Type Townhouse Suburb Reservoir

Period - From 02/05/2024 to 01/05/2025 Source Property Data

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 | 3/161 Wilson Blvd RESERVOIR 3073 | \$700,000 | 05/02/2025 |
| 2 | 2/13 Miller St FAWKNER 3060 | \$750,000 | 14/12/2024 |
| 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:

02/05/2025 18:56



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Townhouse Price
02/05/2024 - 01/05/2025: \$700,000

Comparable Properties



3/161 Wilson Blvd RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 1

Price: \$700,000
Method: Sold Before Auction
Date: 05/02/2025
Property Type: Townhouse (Res)



2/13 Miller St FAWKNER 3060 (REI/VG)

Agent Comments

3 2 2

Price: \$750,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Townhouse (Res)

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.