Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and	8 Crookston Road, Reservoir Vic 3073
postcode	

Indicative selling price

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

Range between \$840,000	&	\$880,000
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Median sale price

Median price	\$900,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/04/2024	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	6 Borrie St RESERVOIR 3073	\$867,500	05/04/2025
2	24 Robins Av RESERVOIR 3073	\$832,000	01/03/2025
3	27 North Rd RESERVOIR 3073	\$880,000	27/02/2025

OR

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

This Statement of Information was prepared on:	16/06/2025 11:04









Property Type: House (Res) Land Size: 706 sqm approx

Agent Comments

Indicative Selling Price \$840,000 - \$880,000 **Median House Price** Year ending March 2025: \$900,000

Comparable Properties



6 Borrie St RESERVOIR 3073 (REI)

Price: \$867,500 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res)

Agent Comments



24 Robins Av RESERVOIR 3073 (REI/VG)



Agent Comments

Price: \$832,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 610 sqm approx

27 North Rd RESERVOIR 3073 (REI/VG)





Agent Comments



Price: \$880,000 Method: Private Sale Date: 27/02/2025 Property Type: House Land Size: 662 sqm approx

Account - VICPROP | P: 03 8888 1011





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