

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

11/2a Crookston Road, Reservoir Vic 3073

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price

Median price \$792,000

House

X

Unit

Suburb

Reservoir

Period - From 01/07/2016

to

30/06/2017

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	4/80 Rathcoun Rd RESERVOIR 3073	\$523,000	02/09/2017
2	3/36 Crookston Rd RESERVOIR 3073	\$510,000	17/06/2017
3	6/2a Crookston Rd RESERVOIR 3073	\$490,000	29/04/2017

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.



3 1 2

Rooms:

Property Type: Unit

Land Size: 334 sqm approx

Agent Comments

Comparable Properties



4/80 Rathcoun Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$523,000

Method: Auction Sale

Date: 02/09/2017

Rooms: -

Property Type: Unit



3/36 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$510,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 4

Property Type: Unit



6/2a Crookston Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

On the same block, but is a 2 bedroom Unit

Price: \$490,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 3

Property Type: Unit