

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

3/1 Moore Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/10/2021

to

31/12/2021

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	10/11-13 Olive St RESERVOIR 3073	\$821,000	05/10/2021
2	14/11-13 Olive St RESERVOIR 3073	\$799,000	27/09/2021
3	4/2 Pershing St RESERVOIR 3073	\$795,000	06/12/2021

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:

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

December quarter 2021: \$660,000



Property Type:

Agent Comments

Comparable Properties



10/11-13 Olive St RESERVOIR 3073 (REI)

Agent Comments



Price: \$821,000

Method: Sold Before Auction

Date: 05/10/2021

Property Type: Townhouse (Res)



14/11-13 Olive St RESERVOIR 3073 (REI)

Agent Comments



Price: \$799,000

Method: Private Sale

Date: 27/09/2021

Rooms: 5

Property Type: Townhouse (Res)

4/2 Pershing St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$795,000

Method: Sold Before Auction

Date: 06/12/2021

Property Type: Townhouse (Res)

Land Size: 135 sqm approx