

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 3/13 Crookston Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$370,000 & \$407,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Reservoir

Period - From 01/01/2024 to 31/12/2024 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	7/31 Kenilworth St RESERVOIR 3073	\$405,000	17/10/2024
2	7/30 Ashley St RESERVOIR 3073	\$355,000	31/08/2024
3	3/27 Elsey Rd RESERVOIR 3073	\$370,000	19/07/2024

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: 17/01/2025 14:24



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$370,000 - \$407,000
Median Unit Price
Year ending December 2024: \$630,000

Comparable Properties



7/31 Kenilworth St RESERVOIR 3073 (REI)

[Agent Comments](#)

2 1 1

Price: \$405,000
Method: Private Sale
Date: 17/10/2024
Property Type: Apartment

7/30 Ashley St RESERVOIR 3073 (REI)

[Agent Comments](#)

2 1 1

Price: \$355,000
Method: Private Sale
Date: 31/08/2024
Property Type: Unit



3/27 Elsey Rd RESERVOIR 3073 (REI)

[Agent Comments](#)

2 1 1

Price: \$370,000
Method: Private Sale
Date: 19/07/2024
Property Type: Unit

Account - Love & Co



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