

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

30 Crispe Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$861,000

House

X

Unit

Suburb

Reservoir

Period - From

01/07/2017

to

30/09/2017

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	14 Pershing St RESERVOIR 3073	\$1,074,000	16/09/2017
2	15 Kinsale St RESERVOIR 3073	\$990,000	09/09/2017
3	25 Crawley St RESERVOIR 3073	\$925,000	20/11/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
September quarter 2017: \$861,000

Comparable Properties



14 Pershing St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,074,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 696 sqm approx



15 Kinsale St RESERVOIR 3073 (REI)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)



25 Crawley St RESERVOIR 3073 (REI)

Agent Comments



Price: \$925,000
Method: Sold Before Auction
Date: 20/11/2017
Rooms: 4
Property Type: House
Land Size: 532 sqm approx