

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

7 Crockston Road, Reservoir Vic 3073

Indicative selling price

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

Single price \$869,000

Median sale price

Median price \$895,000

Property Type House

Suburb Reservoir

Period - From 07/07/2023

to 06/07/2024

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	134 St Vigeons Rd RESERVOIR 3073	\$887,500	06/02/2024
2	6 Clements Gr RESERVOIR 3073	\$880,000	21/03/2024
3	34 Ramleh Rd RESERVOIR 3073	\$820,000	22/06/2024

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:

07/07/2024 14:30



 3  1  2

Property Type: House

Land Size: 706 sqm approx

Agent Comments

Comparable Properties



134 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$887,500

Method: Private Sale

Date: 06/02/2024

Property Type: House (Res)

Land Size: 780 sqm approx



6 Clements Gr RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$880,000

Method: Private Sale

Date: 21/03/2024

Property Type: House (Res)

Land Size: 700 sqm approx



34 Ramleh Rd RESERVOIR 3073 (REI)

Agent Comments

 3  2  4

Price: \$820,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)