## 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	3/17 Evans Crescent, Reservoir Vic 3073
Including suburb and	
postcode	

## Indicative selling price

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

1.6.196 201.10611 4000,000	Range between	\$500,000	&	\$550,000
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#### Median sale price

Median price	\$616,000	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/01/2023	to	31/12/2023	S	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

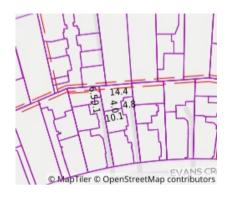
Add	dress of comparable property	Price	Date of sale
1	2/51 Chaleyer St RESERVOIR 3073	\$572,000	16/03/2024
2	1/16 Jinghi Rd RESERVOIR 3073	\$550,000	17/02/2024
3	1/50 Whitelaw St RESERVOIR 3073	\$547,500	02/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/03/2024 15:37







**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending December 2023: \$616,000

## Comparable Properties



2/51 Chaleyer St RESERVOIR 3073 (REI)

1

**(2)** 1

Price: \$572.000 Method: Auction Sale Date: 16/03/2024 Rooms: 5

Property Type: Unit

**Agent Comments** 



1/16 Jinghi Rd RESERVOIR 3073 (REI)

**└─** 2

Agent Comments

Price: \$550,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

Land Size: 205 sqm approx

1/50 Whitelaw St RESERVOIR 3073 (REI)

**-**2

Price: \$547,500 Method: Auction Sale Date: 02/03/2024 Property Type: Unit

**Agent Comments** 

Account - Woodards | P: 03 9481 0633 | F: 0394821491



