

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 40a Darebin Boulevard, Reservoir Vic 3073

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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	2/62 Crookston Rd RESERVOIR 3073	\$751,500	01/03/2024
2	72 Tambo Av RESERVOIR 3073	\$720,000	04/05/2024
3	22a Rosenthal Cr RESERVOIR 3073	\$710,000	20/03/2024

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: 21/05/2024 15:32



Property Type: House
Land Size: 237 sqm approx
Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

March quarter 2024: \$950,000

Comparable Properties



2/62 Crookston Rd RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$751,500
Method: Sold Before Auction
Date: 01/03/2024
Property Type: Townhouse (Res)



72 Tambo Av RESERVOIR 3073 (REI) Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)



22a Rosenthal Cr RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 260 sqm approx

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