

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$895,000 Property Type House Suburb Reservoir

Period - From 12/06/2023 to 11/06/2024 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	6 Clements Gr RESERVOIR 3073	\$880,000	21/03/2024
2	71 Darebin Blvd RESERVOIR 3073	\$810,000	20/03/2024
3	6 Titus Ct RESERVOIR 3073	\$820,000	15/05/2024

**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:

12/06/2024 19:56



 3    1    2+

**Property Type:** House  
**Land Size:** 706 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

12/06/2023 - 11/06/2024: \$895,000

## Comparable Properties



**6 Clements Gr RESERVOIR 3073 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$880,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**71 Darebin Blvd RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$810,000

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** House (Res)

**Land Size:** 743 sqm approx



**6 Titus Ct RESERVOIR 3073 (REI)**

**Agent Comments**

 3    2    3

**Price:** \$820,000

**Method:** Sold Before Auction

**Date:** 15/05/2024

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 702 sqm approx