

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

19 Lane Crescent Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,000

Property type

House

Suburb

Reservoir

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

32 Rona Street Reservoir VIC 3073	\$1,400,000	16-Aug-21
61 Chauvel Street Reservoir VIC 3073	\$1,840,000	10-Aug-21
24 Foch Street Reservoir VIC 3073	\$1,550,000	01-May-21

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 6 months.~~

This Statement of Information was prepared on: 29 September 2021

Abraham Kalamouni

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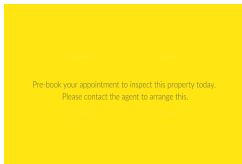
E akalamouni@hockingstuart.com



32 Rona Street Reservoir VIC 3073 Sold Price ^{RS} **\$1,400,000** Sold Date **16-Aug-21**

 3  1  4

Distance **2.1km**



61 Chauvel Street Reservoir VIC 3073 Sold Price ^{RS} **\$1,840,000** ^{UN} Sold Date **10-Aug-21**

 5  4  4

Distance **1.76km**



24 Foch Street Reservoir VIC 3073 Sold Price **\$1,550,000** Sold Date **01-May-21**

 4  1  4

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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