

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 121 Keon Parade, Reservoir

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$585,000 & \$643,500

### Median sale price

Median price \$790,000 \*House ☒ Suburb Reservoir

Period - From 1<sup>st</sup> Nov 2016 to 06<sup>th</sup> Nov 2017 Source Realestate.com.au

### Comparable property sales

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. 55 Lloyd Ave, Reservoir	\$620,000	06/07/2017
2. 1 Balfour St, Reservoir	\$630,000	24/06/2017
3. 26 Lloyd Ave, Reservoir	\$631,000	29/04/2017

Generated 13/11/2017