#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	40 Robins Avenue, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$700,000 & \$740,000	Range between	\$700,000	&	\$740,000
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#### Median sale price

Median price	\$977,500	Pro	perty Type	House		Suburb	Reservoir
Period - From	05/07/2021	to	04/07/2022		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

7,0	areas or comparable property	1 1100	Date of Sale
1	62 Lloyd Av RESERVOIR 3073	\$777,500	17/03/2022
2	26 Burbank Dr RESERVOIR 3073	\$735,000	19/03/2022
3	17 Marshall Dr RESERVOIR 3073	\$720,000	12/03/2022

#### 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:	05/07/2022 12:19



Date of sale











Property Type: House Land Size: 529 sqm approx **Agent Comments** 

**Indicative Selling Price** \$700,000 - \$740,000 **Median House Price** 05/07/2021 - 04/07/2022: \$977,500

## Comparable Properties



62 Lloyd Av RESERVOIR 3073 (REI/VG)





Price: \$777,500

Method: Sold Before Auction

Date: 17/03/2022

Property Type: House (Res) Land Size: 544 sqm approx

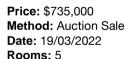
**Agent Comments** 











Property Type: House (Res)

Land Size: 577 sqm approx









Price: \$720,000 Method: Auction Sale Date: 12/03/2022

Property Type: House (Res) Land Size: 620 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100



