

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

40 Robins Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$700,000

&

\$740,000

Median sale price

Median price

\$977,500

Property 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	Price	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



 4  1  4

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)

Agent Comments

 3  2  1

Price: \$777,500
Method: Sold Before Auction
Date: 17/03/2022
Property Type: House (Res)
Land Size: 544 sqm approx



26 Burbank Dr RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$735,000
Method: Auction Sale
Date: 19/03/2022
Rooms: 5
Property Type: House (Res)
Land Size: 577 sqm approx



17 Marshall Dr RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$720,000
Method: Auction Sale
Date: 12/03/2022
Property Type: House (Res)
Land Size: 620 sqm approx

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