

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

63a Keon Parade, Reservoir Vic 3073

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$564,000 Property Type Unit Suburb Reservoir

Period - From 17/03/2019 to 16/03/2020 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	5/3 Mack St RESERVOIR 3073	\$666,000	07/03/2020
2	3/5 Aberdeen St RESERVOIR 3073	\$635,000	11/03/2020
3	25b Liston Av RESERVOIR 3073	\$635,000	26/10/2019

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:

17/03/2020 11:02



 3
  2
  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

17/03/2019 - 16/03/2020: \$564,000

Comparable Properties



5/3 Mack St RESERVOIR 3073 (REI)

Agent Comments

 3
  2
  1

Price: \$666,000

Method: Auction Sale

Date: 07/03/2020

Property Type: Unit



3/5 Aberdeen St RESERVOIR 3073 (REI)

Agent Comments

 3
  1
  2

Price: \$635,000

Method: Private Sale

Date: 11/03/2020

Rooms: 4

Property Type: Unit

25b Liston Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$635,000

Method: Private Sale

Date: 26/10/2019

Property Type: Unit

Land Size: 262 sqm approx