

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

11 Keon Parade, Reservoir Vic 3073

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$980,500

Property Type House

Suburb Reservoir

Period - From 01/07/2021

to

30/09/2021

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	91 Burbank Dr RESERVOIR 3073	\$750,000	15/07/2021
2	6 Marjory St THOMASTOWN 3074	\$742,000	02/10/2021
3	32 Rochester Dr THOMASTOWN 3074	\$690,000	03/07/2021

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:

18/10/2021 10:18



Property Type: House (Res)

Land Size: 575 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

September quarter 2021: \$980,500

Comparable Properties



91 Burbank Dr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 15/07/2021

Property Type: House

Land Size: 584 sqm approx

6 Marjory St THOMASTOWN 3074 (REI)

Agent Comments



Price: \$742,000

Method: Auction Sale

Date: 02/10/2021

Property Type: House (Res)

Land Size: 588 sqm approx

32 Rochester Dr THOMASTOWN 3074 (REI/VG) Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 03/07/2021

Rooms: 3

Property Type: House (Res)

Land Size: 529 sqm approx

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