## 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	11 Keon Parade, Reservoir Vic 3073
Including suburb and	
postcode	

#### 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	Pro	perty 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

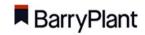
Add	dress of comparable property	Price	Date of sale
1	91 Burbank Dr RESERVOIR 3073	\$750,000	15/07/2021
2	6 Marjory St THOMASTOWN 3074	\$742,000	02/10/2021
3	32 Rochester Dr THOMASTOWN 3074	\$690,000	03/07/2021

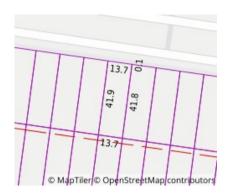
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)





Price: \$750,000 Method: Private Sale Date: 15/07/2021 Property Type: House Land Size: 584 sqm approx **Agent Comments** 

6 Marjory St THOMASTOWN 3074 (REI)

**-**3





Price: \$742,000 Method: Auction Sale Date: 02/10/2021

Property Type: House (Res) Land Size: 588 sqm approx

Agent Comments

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

**--**3





Price: \$690.000 Method: Auction Sale Date: 03/07/2021

Rooms: 3

Property Type: House (Res) Land Size: 529 sqm approx

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



