

# 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

107 Keon Parade, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$840,000

### Median sale price

Median price \$930,000 Property Type House Suburb Reservoir

Period - From 01/01/2021 to 31/03/2021 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	97 Burbank Dr RESERVOIR 3073	\$803,000	03/06/2021
2	4 Inverness St RESERVOIR 3073	\$810,500	01/05/2021
3	4 Aberdeen St RESERVOIR 3073	\$835,000	04/03/2021

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:

11/06/2021 10:21



 3   
  1   
  1

**Property Type:** House (Res)

**Land Size:** 700 sqm approx

Agent Comments

**Indicative Selling Price**

\$790,000 - \$840,000

**Median House Price**

March quarter 2021: \$930,000

## Comparable Properties

### 97 Burbank Dr RESERVOIR 3073 (REI)

Agent Comments

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  1

**Price:** \$803,000

**Method:** Sold Before Auction

**Date:** 03/06/2021

**Property Type:** House (Res)

**Land Size:** 587 sqm approx



### 4 Inverness St RESERVOIR 3073 (REI)

Agent Comments

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**Price:** \$810,500

**Method:** Auction Sale

**Date:** 01/05/2021

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 620 sqm approx

### 4 Aberdeen St RESERVOIR 3073 (REI/VG)

Agent Comments

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**Price:** \$835,000

**Method:** Private Sale

**Date:** 04/03/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 836 sqm approx