## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$790,000		&		\$840,000	C		
Median sale p	rice							
Median price	\$930,000	Pro	Property Type		House		Suburb	Reservoir
Period - From	01/01/2021	to	31/03/2021		So	urce	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









**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) 3   1   1	Agent Comments		
	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		
	Price: \$810,500			
	Method: Auction Sale Date: 01/05/2021			
	Rooms: 7			
and the second s	Property Type: House (Res)			
	Land Size: 620 sqm approx			
	4 Aberdeen St RESERVOIR 3073 (REI/VG)	Agent Comments		
	<b>i = 3</b> i = 1 i = -			
	Price: \$835,000			
	Method: Private Sale			
	Date: 04/03/2021 Rooms: 5			
	Property Type: House (Res)			
	Land Size: 836 sqm approx			

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.