

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

10 San Leandro Drive, Reservoir Vic 3073

Indicative selling price

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

Range between \$620,000

&

\$682,000

Median sale price

Median price \$850,000

Property Type House

Suburb Reservoir

Period - From 01/01/2020

to

31/03/2020

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	7 Burbank Dr RESERVOIR 3073	\$700,000	02/05/2020
2	42 Tunaley Pde RESERVOIR 3073	\$658,000	15/04/2020
3	8 Mack St RESERVOIR 3073	\$650,000	22/04/2020

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:

26/05/2020 13:45



Property Type: House

Agent Comments

Indicative Selling Price

\$620,000 - \$682,000

Median House Price

March quarter 2020: \$850,000

Comparable Properties



7 Burbank Dr RESERVOIR 3073 (REI)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 02/05/2020

Rooms: 4

Property Type: House (Res)

Land Size: 596 sqm approx



42 Tunaley Pde RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$658,000

Method: Private Sale

Date: 15/04/2020

Rooms: 4

Property Type: House

Land Size: 586 sqm approx



8 Mack St RESERVOIR 3073 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 22/04/2020

Rooms: 4

Property Type: House

Land Size: 544 sqm approx