

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

14 Burbank Drive, Reservoir Vic 3073

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Reservoir

Period - From

20/02/2023

to

19/02/2024

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	134 St Vigeons Rd RESERVOIR 3073	\$887,500	06/02/2024
2	2 Mack St RESERVOIR 3073	\$850,000	13/12/2023
3	43 Merrilands Rd RESERVOIR 3073	\$840,000	11/12/2023

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:

20/02/2024 16:35



Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



134 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$887,500

Method: Private Sale

Date: 06/02/2024

Property Type: House

Land Size: 780 sqm approx



2 Mack St RESERVOIR 3073 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 13/12/2023

Property Type: House (Res)



43 Merrilands Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 11/12/2023

Property Type: House

Land Size: 862 sqm approx