

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

16 Burbank Drive, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$922,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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	82 Lloyd Av RESERVOIR 3073	\$730,000	09/03/2024
2	28 Lloyd Av RESERVOIR 3073	\$715,000	20/10/2023
3	5 Tunaley Pde RESERVOIR 3073	\$700,000	30/10/2023

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:

10/04/2024 12:38



 3  1  1

Property Type: House

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



82 Lloyd Av RESERVOIR 3073 (REI)

Agent Comments

 3  2  4

Price: \$730,000

Method: Auction Sale

Date: 09/03/2024

Property Type: House (Res)



28 Lloyd Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  4

Price: \$715,000

Method: Sold Before Auction

Date: 20/10/2023

Rooms: 6

Property Type: House (Res)

Land Size: 548 sqm approx



5 Tunaley Pde RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  5

Price: \$700,000

Method: Private Sale

Date: 30/10/2023

Property Type: House (Res)

Land Size: 585 sqm approx