

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

3/60 Burbank Drive, Reservoir Vic 3073

Indicative selling price

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

Single price \$679,000

Median sale price

Median price \$579,000

House

Unit

X

Suburb

Reservoir

Period - From 01/04/2017

to 31/03/2018

Source REIV

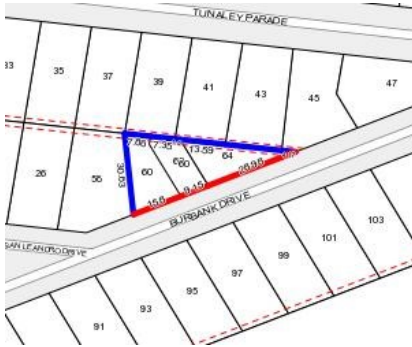
Comparable property sales (*Delete A or B below as applicable)

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	1/81 St Vigeons Rd RESERVOIR 3073	\$695,000	21/02/2018
2	1/14 Sturdee St RESERVOIR 3073	\$678,913	04/12/2017
3	3/47 Burbank Dr RESERVOIR 3073	\$615,000	14/12/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$679,000
Median Unit Price
Year ending March 2018: \$579,000

Comparable Properties



1/81 St Vigeons Rd RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$695,000
Method: Sold Before Auction
Date: 21/02/2018
Rooms: 5
Property Type: Unit
Land Size: 380 sqm approx



1/14 Sturdee St RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$678,913
Method: Sold Before Auction
Date: 04/12/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 266 sqm approx



3/47 Burbank Dr RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$615,000
Method: Sold Before Auction
Date: 14/12/2017
Rooms: 5
Property Type: Unit
Land Size: 244 sqm approx