

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

37 Lindenow Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$820,500 House ☒ Unit ☐ Suburb Reservoir

Period - From 01/04/2018 to 30/06/2018 Source REIV

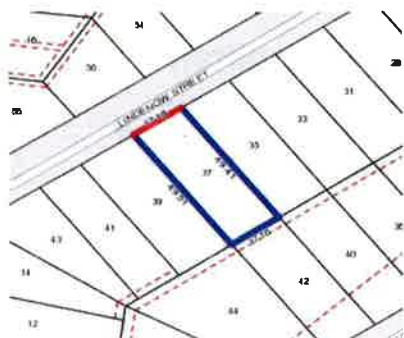
Comparable property sales (*Delete A or B below as applicable)

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	55 Hughes Pde RESERVOIR 3073	\$850,000	10/05/2018
2	24 Henderson St RESERVOIR 3073	\$775,000	10/02/2018
3	7 Tovey St RESERVOIR 3073	\$770,000	20/04/2018

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
\$750,000 - \$825,000
Median House Price
June quarter 2018: \$820,500

Comparable Properties



55 Hughes Pde RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 10/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 836 sqm approx

24 Henderson St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 10/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 734 sqm approx



7 Tovey St RESERVOIR 3073 (REI)

Agent Comments



Price: \$770,000
Method: Sold Before Auction
Date: 20/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 720 sqm approx