

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

3/4 Enderly Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2022

to

30/09/2022

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	1/3 Enderly Av RESERVOIR 3073	\$650,000	19/11/2022
2			
3			

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:

12/12/2022 13:10

3/4 Enderly Avenue, Reservoir Vic 3073

McGrath

Daniel Motalli

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

September quarter 2022: \$630,000



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/3 Enderly Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$650,000

Method: Auction Sale

Date: 19/11/2022

Property Type: House (Res)

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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