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

13 Lindenow Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$870,000			
Median sale p	rice							
Median price	\$925,000	Pro	operty Type	Hou	ISE		Suburb	Reservoir
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	43 Allenby Av RESERVOIR 3073	\$890,000	04/09/2024
2	25 Ludeman Ct RESERVOIR 3073	\$880,000	27/07/2024
3	27 Ryan St RESERVOIR 3073	\$840,000	13/07/2024

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:

25/09/2024 13:56









Rooms: 6 Property Type: House Land Size: 860 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$870,000 Median House Price June quarter 2024: \$925,000

Comparable Properties



43 Allenby Av RESERVOIR 3073 (REI)



Price: \$890,000 Method: Private Sale Date: 04/09/2024 Property Type: House (Res) Agent Comments



25 Ludeman Ct RESERVOIR 3073 (REI)

Agent Comments



Price: \$880,000 Method: Private Sale Date: 27/07/2024 Property Type: House Land Size: 956 sqm approx

27 Ryan St RESERVOIR 3073 (REI/VG)



Agent Comments



Price: \$840,000 Method: Auction Sale Date: 13/07/2024 Property Type: House (Res) Land Size: 600 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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