

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000

&

\$870,000

### Median sale price

Median price \$925,000

Property Type House

Suburb Reservoir

Period - From 01/04/2024

to

30/06/2024

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	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



 3  1  1

**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)**

**Agent Comments**

 3  1  2

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



**25 Ludeman Ct RESERVOIR 3073 (REI)**

**Agent Comments**

 3  1  4

**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**

 3  1  4

**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