

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	13 Enderly Avenue, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$750,000	Hou	ise X	Unit		Suburb	Reservoir
Period - From	01/10/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	48 Arundel Av RESERVOIR 3073	\$702,000	17/11/2018
2	82 Lloyd Av RESERVOIR 3073	\$685,000	23/11/2018
3	18 Henderson St RESERVOIR 3073	\$680,000	01/04/2019

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: House (Res) **Land Size:** 665 sqm approx

Agent Comments

Indicative Selling Price \$695,000 Median House Price

December quarter 2018: \$750,000

Comparable Properties



48 Arundel Av RESERVOIR 3073 (REI/VG)

3





2 4

Price: \$702,000 Method: Auction Sale Date: 17/11/2018 Rooms: 5

Property Type: House (Res)

Land Size: 566 sqm approx

82 Lloyd Av RESERVOIR 3073 (REI/VG)

3





Price: \$685,000 **Method:** Private Sale **Date:** 23/11/2018

Rooms: -

Property Type: House (Res) **Land Size:** 557 sqm approx

18 Henderson St RESERVOIR 3073 (REI)

---| 3





Price: \$680,000

Method: Sold Before Auction

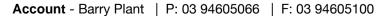
Date: 01/04/2019 Rooms: 4

Property Type: House

Agent Comments

Agent Comments

Agent Comments







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