

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 Enderly Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$750,000

House

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.

	Address 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.



 3
  1
  2

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)**

Agent Comments

 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)**

Agent Comments

 3
  1
  2

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)**

Agent Comments

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  1
  1

Price: \$680,000**Method:** Sold Before Auction**Date:** 01/04/2019**Rooms:** 4**Property Type:** House