

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

Range between \$860,000 & \$890,000

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	9 Allenby Av RESERVOIR 3073	\$890,000	10/05/2024
2	13 Dredge St RESERVOIR 3073	\$862,000	13/04/2024
3	24 Rodman St RESERVOIR 3073	\$876,000	02/03/2024

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:

05/08/2024 14:23



 3  1  1

Property Type: House
Land Size: 860 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$890,000
Median House Price
June quarter 2024: \$925,000

Comparable Properties



9 Allenby Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  3

Price: \$890,000
Method: Private Sale
Date: 10/05/2024
Property Type: House
Land Size: 945 sqm approx

13 Dredge St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  4

Price: \$862,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 920 sqm approx



24 Rodman St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$876,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 587 sqm approx

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