

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	4 Lindsay Street RESERVOIR VIC 3073
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$900,000 & \$990,000
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### Median sale price

Median price	\$885,000	Property Type	3-Bed house	Suburb	Reservoir
Period - From	30-Sep-2024	to	31-Aug-2025	Source	realestate.com.au

### Comparable property sales

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	27 Burbank Drive, Reservoir, Vic 3073	\$880,000	13-Sep-2025
2	42 Botha Avenue, Reservoir, Vic 3073	\$1,037,500	20-Sep-2025
3	33 Tambo Avenue, Reservoir, Vic 3073	\$1,215,000	20-Sep-2025

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