

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 44 Lloyd Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$760,000 & \$825,000

Median sale price

Median price \$901,000 Property Type House Suburb Reservoir
Period - From 01/04/2023 to 31/03/2024 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.

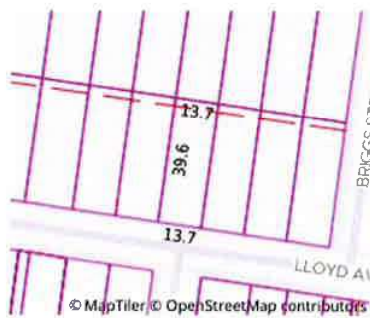
	Address of comparable property	Price	Date of sale
1	2a Locher Av RESERVOIR 3073	\$820,000	21/05/2024
2	8 Arundel Av RESERVOIR 3073	\$811,000	04/05/2024
3	2 San Leandro Dr RESERVOIR 3073	\$810,000	22/12/2023

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: 19/06/2024 09:11

44 Lloyd Avenue, Reservoir Vic 3073



Property Type: House (Previously Occupied - Detached)
Land Size: 544 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$825,000
Median House Price
Year ending March 2024: \$901,000

Comparable Properties



2a Locher Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 21/05/2024
Property Type: House



8 Arundel Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$811,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 575 sqm approx



2 San Leandro Dr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 585 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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