



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Lucille Avenue,  
RESERVOIR 3073**

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$800,000**

### Median sale price

Median **House** for **RESERVOIR** for period **Jan 2017 - Jun 2017**

Sourced from **Pricefinder**.

**\$760,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**111 Boldrewood Parade,** Price **\$840,000** Sold 23 June 2017  
Reservoir 3073

**16 Muriel Court,** Price **\$825,000** Sold 01 July 2017  
Reservoir 3073

**32 Ayr Street,** Price **\$800,000** Sold 11 April 2017  
Reservoir 3073

### Contact agents

 **Matthew Clark**  
Ray White

0 422 56 7 275  
[Matthew.clark@raywhite.com](mailto:Matthew.clark@raywhite.com)

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.



**Ray White Reservoir**

286 Broadway,  
Reservoir VIC 3073