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	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,150,000

Median sale price

Median price	\$1,010,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/01/2022	to	31/03/2022		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.

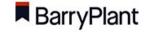
Address of comparable property		Price	Date of sale
1	31 Henty St RESERVOIR 3073	\$1,184,000	17/06/2022
2	1 Locksley Av RESERVOIR 3073	\$1,150,000	07/05/2022
3	8 Henty St RESERVOIR 3073	\$1,075,000	04/06/2022

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:	13/07/2022 10:16









Property Type: House (Previously Occupied - Detached) Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,150,000 **Median House Price**

March quarter 2022: \$1,010,000

Comparable Properties



31 Henty St RESERVOIR 3073 (REI)





Price: \$1,184,000

Method: Sold Before Auction

Date: 17/06/2022

Property Type: House (Res) Land Size: 509 sqm approx

Agent Comments



1 Locksley Av RESERVOIR 3073 (REI)





Price: \$1,150,000 Method: Auction Sale Date: 07/05/2022

Property Type: House (Res)

Agent Comments



8 Henty St RESERVOIR 3073 (REI)







Price: \$1,075,000 Method: Auction Sale Date: 04/06/2022

Property Type: House (Res) Land Size: 613.50 sqm approx Agent Comments

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