

# 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

9 Armstrong Street, Reservoir Vic 3073

### Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

### Median sale price

Median price \$1,010,000

Property 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)

Agent Comments



**Price:** \$1,184,000  
**Method:** Sold Before Auction  
**Date:** 17/06/2022  
**Property Type:** House (Res)  
**Land Size:** 509 sqm approx



### 1 Locksley Av RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 07/05/2022  
**Property Type:** House (Res)



### 8 Henty St RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 04/06/2022  
**Property Type:** House (Res)  
**Land Size:** 613.50 sqm approx

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100