# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address	36 Henty Street, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$820,000 & \$880,000	Range between	\$820,000	&	\$880,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$620,500	Pro	perty Type	Unit		Suburb	Reservoir
Period - From	01/04/2023	to	30/06/2023		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

1	48 Oconnor St RESERVOIR 3073	\$945,000	28/07/2023
2	2a Louis St RESERVOIR 3073	\$880,000	30/08/2023
3	1/2 Croft Cr RESERVOIR 3073	\$835,000	24/06/2023

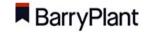
OR

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:	25/09/2023 10:35
--	------------------



Date of sale











Property Type: Townhouse

**Agent Comments** 

**Indicative Selling Price** \$820,000 - \$880,000 **Median Unit Price** June quarter 2023: \$620,500

# Comparable Properties



48 Oconnor St RESERVOIR 3073 (REI/VG)





**Agent Comments** 

Price: \$945,000

Method: Sold Before Auction

Date: 28/07/2023 Rooms: 5

Property Type: Townhouse (Res) Land Size: 219 sqm approx

2a Louis St RESERVOIR 3073 (REI/VG)

**=**3





Price: \$880.000

Method: Sold Before Auction

Date: 30/08/2023 Rooms: 5

Property Type: Townhouse (Res) Land Size: 169 sqm approx

1/2 Croft Cr RESERVOIR 3073 (REI/VG)







Price: \$835,000 Method: Auction Sale Date: 24/06/2023

Property Type: Townhouse (Res)

**Agent Comments** 

**Agent Comments** 

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



