

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

18 Henderson Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$665,000

&

\$695,000

Median sale price

Median price \$750,000

House

X

Unit

Suburb Reservoir

Period - From 01/10/2018

to

31/12/2018

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	48 Arundel Av RESERVOIR 3073	\$702,000	17/11/2018
2	82 Lloyd Av RESERVOIR 3073	\$685,000	23/11/2018
3	32 Moira Av RESERVOIR 3073	\$660,000	14/01/2019

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.



 3  1  1

Rooms: 5

Property Type: House (Res)

Land Size: 543.854 sqm approx

Agent Comments

Indicative Selling Price

\$665,000 - \$695,000

Median House Price

December quarter 2018: \$750,000

Comparable Properties



48 Arundel Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  4

Price: \$702,000

Method: Auction Sale

Date: 17/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 566 sqm approx

82 Lloyd Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$685,000

Method: Private Sale

Date: 23/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 557 sqm approx



32 Moira Av RESERVOIR 3073 (REI/VG)

Agent Comments

 4  2  2

Price: \$660,000

Method: Private Sale

Date: 14/01/2019

Rooms: 7

Property Type: House (Res)

Land Size: 524 sqm approx