

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

50A Henty Street Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$940,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,500

Property type

House

Suburb

Reservoir

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

50C Henty Street Reservoir VIC 3073	\$960,000	02-Aug-21
64 Locksley Avenue Reservoir VIC 3073	\$952,000	29-May-21
1/616 Gilbert Road Reservoir VIC 3073	\$992,000	13-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 31 August 2021

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50C Henty Street Reservoir VIC 3073

Sold Price

^{RS}

\$960,000

Sold Date

02-Aug-21

3

2

2

Distance

0.02km



64 Locksley Avenue Reservoir VIC 3073

Sold Price

\$952,000

Sold Date

29-May-21

3

1

1

Distance

0.5km



1/616 Gilbert Road Reservoir VIC 3073

Sold Price

\$992,000

Sold Date

13-Mar-21

3

1

3

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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