## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	47 Henty Street, Reservoir Vic 3073
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$950,000

### Median sale price

Median price \$895,5	00 Pro	operty Type	House		Suburb	Reservoir
Period - From 01/07/2	2024 to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	23 Taylor Av RESERVOIR 3073	\$945,000	26/10/2024
2	3 Coleman Cr RESERVOIR 3073	\$890,000	25/10/2024
3	4 Croft Cr RESERVOIR 3073	\$970,000	03/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/11/2024 15:47













**Property Type:** House (Res) **Land Size:** 552 sqm approx

**Agent Comments** 

Indicative Selling Price \$950,000 Median House Price September quarter 2024: \$895,500

# Comparable Properties



23 Taylor Av RESERVOIR 3073 (REI)

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3



1

**a** 1

Price: \$945,000

Method: Auction Sale Date: 26/10/2024

**Property Type:** House (Res) **Land Size:** 634 sqm approx

**Agent Comments** 



3 Coleman Cr RESERVOIR 3073 (REI)

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3





**a** 

**Agent Comments** 

Price: \$890,000

Method: Sold Before Auction

Date: 25/10/2024

Property Type: House (Res)



4 Croft Cr RESERVOIR 3073 (REI/VG)

3



**3** 1

Price: \$970,000

Method: Sold Before Auction

Date: 03/10/2024

Property Type: House (Res) Land Size: 687 sqm approx

Agent Comments

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





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