Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/84 Henty Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$645,000	Pro	perty Type Uni	t		Suburb	Reservoir
Period - From	01/10/2024	to	31/12/2024	So	urce	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	1/427 Gilbert Rd RESERVOIR 3073	\$543,000	13/12/2024
2	3/32 Willoughby St RESERVOIR 3073	\$525,000	22/02/2025
3	13/9 Seaver Gr RESERVOIR 3073	\$528,000	09/11/2024

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:	13/03/2025 10:35
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Indicative Selling Price \$500,000 - \$530,000 Median Unit Price December quarter 2024: \$645,000

Comparable Properties

1/427 Gilbert Rd RESERVOIR 3073 (REI)

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Agent Comments

Price: \$543,000 **Method:**

Date: 13/12/2024 Property Type: Unit



3/32 Willoughby St RESERVOIR 3073 (REI)

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Price: \$525,000 Method: Auction Sale Date: 22/02/2025 Property Type: Unit



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Agent Comments

13/9 Seaver Gr RESERVOIR 3073 (REI/VG)

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Agent Comments

Price: \$528,000 Method: Auction Sale Date: 09/11/2024 Property Type: Unit

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





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