

# 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

4/4 Henry Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$660,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2021

to 31/12/2021

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	3/24 Ashley St RESERVOIR 3073	\$510,000	18/03/2022
2	4/11 Dunolly Cr RESERVOIR 3073	\$472,500	02/04/2022
3	2/763 high St RESERVOIR 3073	\$455,000	16/03/2022

**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:

04/04/2022 12:06



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

December quarter 2021: \$660,000

## Comparable Properties



**3/24 Ashley St RESERVOIR 3073 (REI)**

Agent Comments

 2    1    1

**Price:** \$510,000

**Method:** Sold Before Auction

**Date:** 18/03/2022

**Property Type:** Unit



**4/11 Dunolly Cr RESERVOIR 3073 (REI)**

Agent Comments

 2    1    2

**Price:** \$472,500

**Method:** Auction Sale

**Date:** 02/04/2022

**Property Type:** Unit

**Land Size:** 133 sqm approx



**2/763 high St RESERVOIR 3073 (REI)**

Agent Comments

 2    1    1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 16/03/2022

**Property Type:** Apartment