

# 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

2/82 Henty 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 \$400,000 & \$420,000

### Median sale price

Median price \$632,000 Property Type Unit Suburb Reservoir

Period - From 01/04/2022 to 30/06/2022 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 | 6/91 Pine St RESERVOIR 3073      | \$460,000 | 23/05/2022   |
| 2 | 18/11 Seaver Gr RESERVOIR 3073   | \$450,000 | 13/07/2022   |
| 3 | 1/200 Edwardes St RESERVOIR 3073 | \$438,000 | 02/08/2022   |

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: 10/10/2022 09:47



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$400,000 - \$420,000  
**Median Unit Price**  
 June quarter 2022: \$632,000

## Comparable Properties



**6/91 Pine St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

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**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 23/05/2022  
**Property Type:** Unit



**18/11 Seaver Gr RESERVOIR 3073 (REI/VG)**

**Agent Comments**

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**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 13/07/2022  
**Property Type:** Unit



**1/200 Edwardes St RESERVOIR 3073 (VG)**

**Agent Comments**

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**Price:** \$438,000  
**Method:** Sale  
**Date:** 02/08/2022  
**Property Type:** Strata Unit - Conjoined