

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

13 Henderson Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$700,500

Property Type

House

Suburb

Reservoir

Period - From

01/04/2019

to

30/06/2019

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	18 Henderson St RESERVOIR 3073	\$680,000	01/04/2019
2	21 Sturdee St RESERVOIR 3073	\$615,000	24/05/2019
3	15 Chelsea Ct THOMASTOWN 3074	\$600,000	25/05/2019

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:

16/09/2019



 3  1 

Property Type: House (Res)

Land Size: 527 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

June quarter 2019: \$700,500

Comparable Properties



18 Henderson St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$680,000

Method: Sold Before Auction

Date: 01/04/2019

Rooms: 4

Property Type: House (Res)

Land Size: 544 sqm approx



21 Sturdee St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$615,000

Method: Private Sale

Date: 24/05/2019

Rooms: 4

Property Type: House (Res)

Land Size: 671 sqm approx



15 Chelsea Ct THOMASTOWN 3074 (VG)

Agent Comments

 3  -  -

Price: \$600,000

Method: Sale

Date: 25/05/2019

Property Type: House (Res)

Land Size: 572 sqm approx