

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

1/24 Henty 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 \$612,500

Property Type Unit

Suburb Reservoir

Period - From 01/10/2020

to 31/12/2020

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.

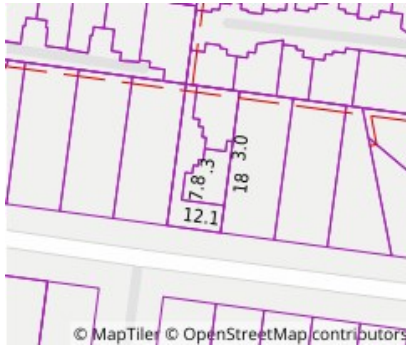
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 1/137 North Rd RESERVOIR 3073 | \$660,000 | 06/03/2021 |
| 2 | 1/18 Storey Rd RESERVOIR 3073 | \$625,000 | 20/02/2021 |
| 3 | 20b Cuthbert Rd RESERVOIR 3073 | \$600,000 | 23/09/2020 |

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:

11/03/2021 15:58



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Unit Price
 December quarter 2020: \$612,500

Comparable Properties



1/137 North Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 06/03/2021
Property Type: Unit
Land Size: 327 sqm approx



1/18 Storey Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$625,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Unit



20b Cuthbert Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 23/09/2020
Property Type: Unit