

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

41 Henty Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$700,000

&

\$720,000

Median sale price

Median price

\$753,250

Property Type

House

Suburb

Reservoir

Period - From

01/07/2019

to

30/09/2019

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	6 Ida Ct RESERVOIR 3073	\$732,500	31/07/2019
2	35 Henty St RESERVOIR 3073	\$716,000	13/07/2019
3	49 Powell St RESERVOIR 3073	\$711,000	14/09/2019

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:

09/12/2019 09:19



 3  1 

Property Type:
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$720,000
Median House Price
September quarter 2019: \$753,250

Comparable Properties



6 Ida Ct RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$732,500
Method: Private Sale
Date: 31/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 519 sqm approx



35 Henty St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  4

Price: \$716,000
Method: Auction Sale
Date: 13/07/2019
Rooms: 4
Property Type: House (Res)
Land Size: 500 sqm approx

49 Powell St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$711,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 618 sqm approx