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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range between \$700,000		&		\$720,000				
Median sale pi	rice							
Median price	\$753,250	Pro	operty Type	Hou	se		Suburb	Reservoir
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress 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









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

Stan	6 Ida Ct RESERVOIR 3073 (REI)	Agent Comments		
	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) → 3 → 1 → 4 Price: \$716,000 Method: Auction Sale Date: 13/07/2019 Rooms: 4 Property Type: House (Res) Land Size: 500 sqm approx	Agent Comments		
	49 Powell St RESERVOIR 3073 (REI/VG) → 3 → 1 → 1 Price: \$711,000 Method: Auction Sale Date: 14/09/2019 Property Type: House (Res) Land Size: 618 sqm approx	Agent Comments		

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.