

## 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

2/17-19 HENDERSON STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### 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 6 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 2/66 DAREBIN BOULEVARD RESERVOIR VIC 3073 | \$444,999 | 03-Dec-22 |
| 42 ELINDA PLACE RESERVOIR VIC 3073        | \$470,000 | 05-Oct-22 |
| 7/28-30 GEORGE STREET RESERVOIR VIC 3073  | \$485,000 | 21-Nov-22 |

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 6 months.~~

This Statement of Information was prepared on: 17 March 2023

**2/66 DAREBIN BOULEVARD  
RESERVOIR VIC 3073**

2 1 1

Sold Price

**\$444,999**Sold Date **03-Dec-22**Distance **2.41km****42 ELINDA PLACE RESERVOIR VIC  
3073**

2 1 1

Sold Price

**\$470,000**Sold Date **05-Oct-22**Distance **1.98km****7/28-30 GEORGE STREET  
RESERVOIR VIC 3073**

2 1 1

Sold Price

**\$485,000**Sold Date **21-Nov-22**Distance **2.15km****RS** = Recent sale**UN** = Undisclosed Sale

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