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

3/84-86 Henty Street, Reservoir Vic 3073

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betweer | \$530,000 | | & | | \$550,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$630,000 | Pro | operty Type | Unit | | | Suburb | Reservoir |
| Period - From | 01/04/2024 | to | 30/06/2024 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 5/224 Spring St RESERVOIR 3073 | \$555,000 | 16/07/2024 |
| 2 | 2/14 Barry St RESERVOIR 3073 | \$590,000 | 10/05/2024 |
| 3 | 4/2 Trudgeon Av RESERVOIR 3073 | \$590,000 | 21/03/2024 |

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:

16/09/2024 10:33









Property Type: Agent Comments Indicative Selling Price \$530,000 - \$550,000 Median Unit Price June quarter 2024: \$630,000

Comparable Properties



5/224 Spring St RESERVOIR 3073 (REI/VG)



Price: \$555,000 Method: Private Sale Date: 16/07/2024 Property Type: Townhouse (Single)

2/14 Barry St RESERVOIR 3073 (REI/VG)

Price: \$590,000 Method: Private Sale Date: 10/05/2024 Property Type: Townhouse (Res)



4/2 Trudgeon Av RESERVOIR 3073 (REI/VG)



G) Agent Comments

Agent Comments

Agent Comments

Price: \$590,000 Method: Private Sale Date: 21/03/2024 Rooms: 4 Property Type: Townhouse (Res)

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



propertydata

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