



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 23 Henderson Street, RESERVOIR 3073

Indicative selling price

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

Range \$730,000 - \$800,000

Median sale price

Median **House** for **RESERVOIR** for period **Jul 2019 - Sep 2019**

Sourced from **REIV**.

\$753,250

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

15 Rosenthal Crescent,
Reservoir 3073

Price **\$817,000** Sold 03
August 2019

29 Lindenow Street,
Reservoir 3073

Price **\$775,000** Sold 07
September 2019

8 McShane Street,
Reservoir 3073

Price **\$740,000** Sold 19 July
2019

This Statement of Information was prepared on 14th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Nicholson Real Estate

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Contact agents

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**NICHOLSON**
REAL ESTATE