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 betweer	n \$680,000		&		\$700,000				
Median sale price									
Median price	\$753,250	Pro	Property Type Hous		use		Suburb	Reservoir	
Period - From	01/07/2019	to	30/09/2019		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	49 Powell St RESERVOIR 3073	\$711,000	14/09/2019
2	1 Taylor Av RESERVOIR 3073	\$677,500	03/07/2019
3	77 Spring St PRESTON 3072	\$675,000	16/09/2019

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:

18/11/2019 14:23









Property Type: Land Size: 545 sqm approx Agent Comments Indicative Selling Price \$680,000 - \$700,000 Median House Price September quarter 2019: \$753,250

Comparable Properties

49 Powell St RESERVOIR 3073 (REI) 3 1 1 1 Price: \$711,000 Method: Auction Sale Date: 14/09/2019 Property Type: House (Res) Land Size: 618 sqm approx	Agent Comments
1 Taylor Av RESERVOIR 3073 (REI/VG) 3 1 2 Price: \$677,500 Method: Private Sale Date: 03/07/2019 Rooms: 4 Property Type: House Land Size: 487 sqm approx	Agent Comments
77 Spring St PRESTON 3072 (REI) 3 1 1 1 Price: \$675,000 Method: Private Sale Date: 16/09/2019 Rooms: 4 Property Type: House Land Size: 445 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.