

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 between \$680,000 & \$700,000

Median sale price

Median price \$753,250 Property Type House Suburb Reservoir

Period - From 01/07/2019 to 30/09/2019 Source 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.

	Address 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)

Agent Comments



Price: \$711,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 618 sqm approx



1 Taylor Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$677,500
Method: Private Sale
Date: 03/07/2019
Rooms: 4
Property Type: House
Land Size: 487 sqm approx



77 Spring St PRESTON 3072 (REI)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 16/09/2019
Rooms: 4
Property Type: House
Land Size: 445 sqm approx