

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

121 Henty Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$622,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2023 to 30/09/2024 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 | 1/19 Barry St RESERVOIR 3073 | \$672,000 | 10/11/2024 |
| 2 | 4/16 View St RESERVOIR 3073 | \$651,000 | 21/06/2024 |
| 3 | 3/18 Storey Rd RESERVOIR 3073 | \$648,000 | 01/06/2024 |

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:

21/11/2024 15:12



 2
  1
  1

Rooms: 4
Property Type: Unit
Land Size: 294 sqm approx
 Agent Comments

Indicative Selling Price
 \$630,000 - \$680,000
Median Unit Price
 Year ending September 2024: \$622,000

Comparable Properties



1/19 Barry St RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  2

Price: \$672,000
Method: Private Sale
Date: 10/11/2024
Property Type: Unit
Land Size: 167 sqm approx



4/16 View St RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  1

Price: \$651,000
Method: Private Sale
Date: 21/06/2024
Property Type: Unit
Land Size: 165 sqm approx



3/18 Storey Rd RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  1

Price: \$648,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Unit

Account - Love & Co



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