

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

1/16 HENRY STREET RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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 SHARPE STREET RESERVOIR VIC 3073	\$597,000	28-Apr-23
3/42-44 REGENT STREET PRESTON VIC 3072	\$682,500	04-Apr-23
2/1 GILBANK STREET RESERVOIR VIC 3073	\$705,000	24-Jun-23

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 6 months.

This Statement of Information was prepared on: 04 July 2023



**1/1 SHARPE STREET RESERVOIR
 VIC 3073**

2 1 1

Sold Price ^{RS} **\$597,000** ^{UN} Sold Date **28-Apr-23**

Distance **0.35km**

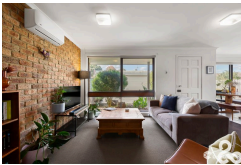


**3/42-44 REGENT STREET
 PRESTON VIC 3072**

2 1 1

Sold Price **\$682,500** Sold Date **04-Apr-23**

Distance **0.43km**



**2/1 GILBANK STREET RESERVOIR
 VIC 3073**

2 1 1

Sold Price ^{RS} **\$705,000** ^{UN} Sold Date **24-Jun-23**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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