

## 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

119B HENTY STREET RESERVOIR VIC 3073

### Indicative selling price

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

Single Price

or range  
between

\$990,000

&

\$1,089,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2022

to

30 Sep 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

1/2 SPRATLING STREET RESERVOIR VIC 3073	\$988,000	20-May-23
6A BRYAN STREET RESERVOIR VIC 3073	\$1,015,000	01-Jul-23
6 STEWART STREET RESERVOIR VIC 3073	\$1,140,000	15-Jul-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: 06 October 2023



## 1/2 SPRATLING STREET RESERVOIR VIC 3073

3 2 1

Sold Price **\$988,000** Sold Date **20-May-23**

Distance **0.12km**



## 6A BRYAN STREET RESERVOIR VIC 3073

3 2 2

Sold Price **\$1,015,000** Sold Date **01-Jul-23**

Distance **0.88km**



## 6 STEWART STREET RESERVOIR VIC 3073

3 1 -

Sold Price **\$1,140,000** Sold Date **15-Jul-23**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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