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	3/41A BROADHURST AVENUE 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	$650,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Sep 2023	to	31 Aug 2024	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
1/11 MACLAGAN CRESCENT RESERVOIR VIC 3073	$670,000	03-Jul-24
3/62 THACKERAY ROAD RESERVOIR VIC 3073	$675,000	17-Jun-24
2/35 CLEMENTS GROVE RESERVOIR VIC 3073	$670,000	24-Apr-24

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: 30 September 2024

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1/11 MACLAGAN CRESCENT RESERVOIR VIC 3073

3 1 1

Sold Price RS $670,000 Sold Date 03-Jul-24

Distance 0.49km



3/62 THACKERAY ROAD RESERVOIR VIC 3073

3 1 1

Sold Price RS $675,000 Sold Date 17-Jun-24

Distance 1.53km



2/35 CLEMENTS GROVE RESERVOIR VIC 3073

3 1 1

Sold Price $670,000 Sold Date 24-Apr-24

Distance 1.89km

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

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