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	2/165-169 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~~		or range between	$460,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$608,000	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
1/95 BARTON STREET RESERVOIR VIC 3073	$500,000	26-Jul-24
4/82 HENTY STREET RESERVOIR VIC 3073	$485,000	01-Aug-24
5/71 PINE STREET RESERVOIR VIC 3073	$415,000	07-Jun-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: 10 September 2024

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1/95 BARTON STREET RESERVOIR VIC 3073

2 1 2

Sold Price **$500,000** Sold Date **26-Jul-24**

Distance **1.01km**



4/82 HENTY STREET RESERVOIR VIC 3073

2 1 -

Sold Price RS **$485,000** Sold Date **01-Aug-24**

Distance **1.12km**



5/71 PINE STREET RESERVOIR VIC 3073

2 1 -

Sold Price **$415,000** Sold Date **07-Jun-24**

Distance **1.38km**

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

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