

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	104 Broadway, Reservoir Vic 3073
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Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	25 Mendip Rd RESERVOIR 3073	\$862,000	11/11/2023
2	175 Boldrewood Pde RESERVOIR 3073	\$790,000	17/11/2023
3	14 Crookston Rd RESERVOIR 3073	\$782,500	22/01/2024

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:

104 Broadway, Reservoir Vic 3073



3 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median House Price
Year ending December 2023: \$875,000

Comparable Properties



25 Mendip Rd RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 2

Price: \$862,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 255 sqm approx

175 Boldewood Pde RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$790,000
Method: Sold Before Auction
Date: 17/11/2023
Property Type: Townhouse (Res)
Land Size: 196 sqm approx



14 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$782,500
Method: Sold Before Auction
Date: 22/01/2024
Property Type: House (Res)

Account - Ray Mascaro & Co | P: 03 94607422 | F: 03 94607634



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