

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

168 Broadway, Reservoir Vic 3073

Indicative selling price

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

Range between \$775,000 & \$850,000

Median sale price

Median price \$922,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 Source REIV

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	18 North Rd RESERVOIR 3073	\$860,000	02/12/2023
2	3 Eagle Av KINGSBURY 3083	\$820,000	23/10/2023
3	8 Dorrington Av RESERVOIR 3073	\$780,000	18/08/2023

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:

18/01/2024 13:21



Property Type:

Agent Comments

Comparable Properties



18 North Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 02/12/2023

Rooms: 8

Property Type: House (Res)

Land Size: 584.50 sqm approx



3 Eagle Av KINGSBURY 3083 (REI/VG)

Agent Comments



Price: \$820,000

Method: Sold Before Auction

Date: 23/10/2023

Property Type: House (Res)

Land Size: 513 sqm approx



8 Dorrington Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$780,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: House (Res)

Land Size: 580 sqm approx