## 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 betweer	en \$775,000		&		\$850,000					
Median sale price										
Median price	\$922,000	Pro	Property Type		House		Suburb	Reservoir		
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ade	dress 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 Luke Coventry 03 9432 1444 0411 233 579 lukecoventry@jelliscraig.com.au

Indicative Selling Price \$775,000 - \$850,000 Median House Price December quarter 2023: \$922,000

# **Comparable Properties**

18 North Rd RESERVOIR 3073 (REI) 3  1  3  1  3  1  3  4  5  5  5  5  5  5  5  5  5  5  5  5  5	Agent Comments
3 Eagle Av KINGSBURY 3083 (REI/VG)         Image: 1       Image: 1         Price: \$820,000         Method: Sold Before Auction         Date: 23/10/2023         Property Type: House (Res)         Land Size: 513 sqm approx	Agent Comments
8 Dorrington Av RESERVOIR 3073 (REI/VG) 3 1 2 Price: \$780,000 Method: Sold Before Auction Date: 18/08/2023 Property Type: House (Res) Land Size: 580 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 94321444



propertydata

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