

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

2/41A 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

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Aug 2022

to

31 Jul 2023

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

4/18 MACLAGAN CRESCENT RESERVOIR VIC 3073	\$508,000	22-Jul-23
3/126 PURINUAN ROAD RESERVOIR VIC 3073	\$592,500	17-Jun-23
3/101 WHITELAW STREET RESERVOIR VIC 3073	\$541,000	18-Mar-23

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: 09 August 2023



4/18 MACLAGAN CRESCENT RESERVOIR VIC 3073

 2  1  1

Sold Price

^{RS}

\$508,000

Sold Date

22-Jul-23

Distance

0.46km



3/126 PURINUAN ROAD RESERVOIR VIC 3073

 2  1  1

Sold Price

\$592,500

Sold Date

17-Jun-23

Distance

1.4km



3/101 WHITELAW STREET RESERVOIR VIC 3073

 2  1  1

Sold Price

\$541,000

Sold Date

18-Mar-23

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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