

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

3/163 BROADWAY 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Sep 2022

to

31 Aug 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

3/10 ODOWD STREET RESERVOIR VIC 3073	\$595,000	01-Jul-23
2/34 ACHERON AVENUE RESERVOIR VIC 3073	\$590,000	29-Apr-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: 07 September 2023

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**3/10 ODOWD STREET RESERVOIR
VIC 3073**

 2  1  2

Sold Price

\$595,000

Sold Date

01-Jul-23

Distance

0.1km



**2/34 ACHERON AVENUE
RESERVOIR VIC 3073**

 2  1  2

Sold Price

\$590,000

Sold Date

29-Apr-23

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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