

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 45 Broadhurst Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000 & \$980,000

Median sale price

Median price \$875,000 Property Type House Suburb Reservoir

Period - From 01/04/2023 to 30/06/2023 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	37 Botha Av RESERVOIR 3073	\$987,000	23/06/2023
2	30 Gellibrand Cr RESERVOIR 3073	\$905,000	02/08/2023
3			

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: 12/10/2023 10:46



Rooms: 5
Property Type: House
 Agent Comments

Indicative Selling Price
 \$900,000 - \$980,000
Median House Price
 June quarter 2023: \$875,000

Comparable Properties



37 Botha Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$987,000
Method: Private Sale
Date: 23/06/2023
Property Type: House (Res)
Land Size: 850 sqm approx



30 Gellibrand Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 02/08/2023
Property Type: House (Res)
Land Size: 600 sqm approx

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.