

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

1/6 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

\$695,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,750

Property type

Unit

Suburb

Reservoir

Period-from

01 May 2023

to

30 Apr 2024

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

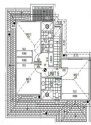
Date of sale

4/4-6 MCFADZEAN AVENUE RESERVOIR VIC 3073	\$700,000	25-May-24
72 TAMBO AVENUE RESERVOIR VIC 3073	\$720,000	04-May-24
6A MCFADZEAN AVENUE RESERVOIR VIC 3073	\$710,000	10-Feb-24

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: 28 May 2024



4/4-6 MCFADZEAN AVENUE RESERVOIR VIC 3073

3 2 1

Sold Price

^{RS} **\$700,000**

Sold Date **25-May-24**

Distance **0.85km**



72 TAMBO AVENUE RESERVOIR VIC 3073

2 1 1

Sold Price

^{RS} **\$720,000**

Sold Date **04-May-24**

Distance **1.5km**



6A MCFADZEAN AVENUE RESERVOIR VIC 3073

2 1 1

Sold Price

\$710,000

Sold Date **10-Feb-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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