

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	33 Broadhurst Avenue, Reservoir Vic 3073
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Indicative selling price

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

Single price \$820,000

Median sale price

Median price	\$820,500	House	X	Unit		Suburb	Reservoir
Period - From	01/04/2018	to	30/06/2018	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 25 Barton St RESERVOIR 3073	\$855,000	25/08/2018
2 48 Hobbs Cr RESERVOIR 3073	\$852,000	18/08/2018
3 61 Hobbs Cr RESERVOIR 3073	\$793,000	07/07/2018

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.~~



 3  1  1

Rooms:
Property Type: House (Res)
Land Size: 905 sqm approx
 Agent Comments

Indicative Selling Price
 \$820,000
Median House Price
 June quarter 2018: \$820,500

Comparable Properties



25 Barton St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$855,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 4
Property Type: House
Land Size: 624 sqm approx

48 Hobbs Cr RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$852,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)



61 Hobbs Cr RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  1

Price: \$793,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 4
Property Type: House (Res)
Land Size: 869 sqm approx