

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

104 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,750

Property type

House

Suburb

Reservoir

Period-from

01 Jun 2023

to

31 May 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
1A EVANS CRESCENT RESERVOIR VIC 3073	\$820,000	13-Apr-24
2/37 SHAND ROAD RESERVOIR VIC 3073	\$800,000	04-Feb-23
1A LINDSAY STREET RESERVOIR VIC 3073	\$780,000	26-Aug-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.

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1A EVANS CRESCENT RESERVOIR VIC 3073 Sold Price **\$820,000** Sold Date **13-Apr-24**
Distance **0.32km**

3 1 2



2/37 SHAND ROAD RESERVOIR VIC 3073 Sold Price **\$800,000** Sold Date **04-Feb-23**
Distance **0.33km**

3 1 2



1A LINDSAY STREET RESERVOIR VIC 3073 Sold Price **\$780,000** Sold Date **26-Aug-23**
Distance **0.65km**

3 1 2

RS = Recent sale UN = Undisclosed Sale

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