

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

6/188 Broadway, Reservoir Vic 3073

Indicative selling price

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

Single price \$544,900

Median sale price

Median price \$640,000

Property Type Unit

Suburb Reservoir

Period - From 22/12/2020

to 21/12/2021

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	1/13 Miranda Rd RESERVOIR 3073	\$550,000	11/10/2021
2	3/22 Miranda Rd RESERVOIR 3073	\$541,000	18/08/2021
3	1/102 Rathcown Rd RESERVOIR 3073	\$540,000	03/12/2021

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:

22/12/2021 11:48

6/188 Broadway, Reservoir Vic 3073



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$544,900

Median Unit Price
22/12/2020 - 21/12/2021: \$640,000

Comparable Properties



1/13 Miranda Rd RESERVOIR 3073 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 11/10/2021
Property Type: Strata Unit - Conjoined



3/22 Miranda Rd RESERVOIR 3073 (REI/VG)

Agent Comments

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Price: \$541,000
Method: Private Sale
Date: 18/08/2021
Rooms: 4
Property Type: Unit



1/102 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

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Price: \$540,000
Method: Sold Before Auction
Date: 03/12/2021
Rooms: 5
Property Type: Unit

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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