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

3/135 Broadway, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$500,000		&		\$540,000			
Median sale pi	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/51 Lane Cr RESERVOIR 3073	\$505,000	26/04/2021
2	3/7 Dunolly Cr RESERVOIR 3073	\$510,000	23/04/2021
3	2/3 Gladstone St RESERVOIR 3073	\$550,000	14/04/2021

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:

15/06/2021 09:11









Property Type: Unit Agent Comments

Indicative Selling Price \$500,000 - \$540,000 Median Unit Price March quarter 2021: \$630,000

Comparable Properties



1/51 Lane Cr RESERVOIR 3073 (REI)

3/7 Dunolly Cr RESERVOIR 3073 (REI)

1





Price: \$505,000 Method: Sold Before Auction Date: 26/04/2021 Property Type: Unit Agent Comments

Agent Comments



Price: \$510,000 Method: Private Sale Date: 23/04/2021 Property Type: Unit

2

2/3 Gladstone St RESERVOIR 3073 (REI)



Agent Comments



Price: \$550,000 Method: Sold Before Auction Date: 14/04/2021 Rooms: 4 Property Type: Unit

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.