Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1/131 Broadway, Reservoir Vic 3073

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.gov.au | /underquoting | | |
|-----------------|-------------------|------|------------------|---------------|--------|-----------|
| Single pric | e \$615,000 | | | | | |
| Median sale p | rice | | | | | |
| Median price | \$612,500 | Pro | perty Type Unit | : | Suburb | Reservoir |
| Period - From | 01/10/2020 | to | 31/12/2020 | 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 sixmonths 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 | 3/162 Broadway RESERVOIR 3073 | \$610,000 | 20/03/2021 |
| 2 | 4/162 Broadway RESERVOIR 3073 | \$610,000 | 22/03/2021 |
| 3 | | | |

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:

12/04/2021 10:33









Rooms: 6 Property Type: Townhouse Agent Comments Indicative Selling Price \$615,000 Median Unit Price December quarter 2020: \$612,500

Comparable Properties

| 3/162 Broadway RESERVOIR 3073 (REI) | Agent Comments | | |
|--|----------------|--|--|
| Price: \$610,000 Method: Private Sale Date: 20/03/2021 Property Type: Townhouse (Res) | | | |
| 4/162 Broadway RESERVOIR 3073 (REI) | Agent Comments | | |
| Price: \$610,000 Method: Private Sale Date: 22/03/2021 Property Type: Townhouse (Res) | | | |

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.

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





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.