

# 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

1/131 Broadway, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$615,000

### Median sale price

Median price

\$612,500

Property 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 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	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



 3    2    1

**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**

 2    -    -

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 20/03/2021  
**Property Type:** Townhouse (Res)

4/162 Broadway RESERVOIR 3073 (REI)

**Agent Comments**

 2    -    -

**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.