

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

2/71 Broadhurst Avenue 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,999

Property type

Unit

Suburb

Reservoir

Period-from

01 Dec 2019

to

30 Nov 2020

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

3/947 High Street Reservoir VIC 3073	\$540,000	09-Jul-20
2/59 Whitelaw Street Reservoir VIC 3073	\$559,000	01-Aug-20
2/107 Barton Street Reservoir VIC 3073	\$585,000	09-Jul-20

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.~~

This Statement of Information was prepared on: 16 December 2020



3/947 High Street Reservoir VIC 3073

2 1 1

Sold Price

\$540,000

Sold Date

09-Jul-20

Distance

0.8km



2/59 Whitelaw Street Reservoir VIC 3073

2 1 1

Sold Price

\$559,000

Sold Date

01-Aug-20

Distance

1.69km



2/107 Barton Street Reservoir VIC 3073

2 1 1

Sold Price

\$585,000

Sold Date

09-Jul-20

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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