

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

unit5/261-263 Broadway, Reservoir Vic 3073

Indicative selling price

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

Single price

\$279,000

Median sale price

Median price

\$589,501

House

Unit

X

Suburb

Reservoir

Period - From

01/01/2018

to

31/03/2018

Source

REIV

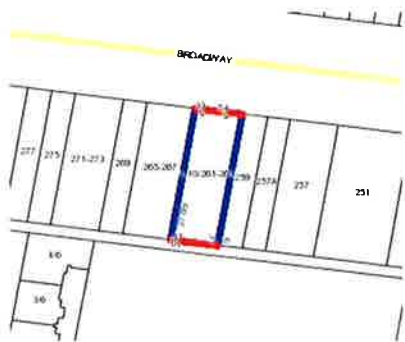
Comparable property sales (*Delete A or B below as applicable)

- 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	104/760 Plenty Rd RESERVOIR 3073	\$340,000	21/02/2018
2	2/188 Broadway RESERVOIR 3073	\$292,500	19/12/2017
3	2/15 Loddon Av RESERVOIR 3073	\$290,000	02/01/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
 \$279,000
Median Unit Price
 March quarter 2018: \$589,501

Comparable Properties

104/760 Plenty Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 21/02/2018
Rooms: -
Property Type: Apartment



2/188 Broadway RESERVOIR 3073 (VG)

Agent Comments



Price: \$292,500
Method: Sale
Date: 19/12/2017
Rooms: -
Property Type: Strata Unit - Conjoined



2/15 Loddon Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 02/01/2018
Rooms: 2
Property Type: Unit
Land Size: 78 sqm approx