

## 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

11 Broadhurst Avenue, Reservoir Vic 3073

### Indicative selling price

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

Range between

\$890,000

&

\$950,000

### Median sale price

Median price

\$925,000

Property Type

House

Suburb

Reservoir

Period - From

01/04/2024

to

30/06/2024

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	173 Rathcown Rd RESERVOIR 3073	\$950,000	20/07/2024
2	12 Olive St RESERVOIR 3073	\$885,000	30/05/2024
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:

12/08/2024 13:09

11 Broadhurst Avenue, Reservoir Vic 3073

 **BARRYPLANT**



 3  - 

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 844.934 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$950,000  
**Median House Price**  
June quarter 2024: \$925,000

## Comparable Properties



173 Rathcown Rd RESERVOIR 3073 (REI)

**Agent Comments**

 4  2  1

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 20/07/2024  
**Property Type:** House (Res)  
**Land Size:** 737.06 sqm approx



12 Olive St RESERVOIR 3073 (REI)

**Agent Comments**

 3  1  1

**Price:** \$885,000  
**Method:** Sold Before Auction  
**Date:** 30/05/2024  
**Property Type:** House (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. These are the two most comparable sales results within the local area.

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



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