

#### 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	209 Broadway, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000	&	\$1,080,000
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#### Median sale price

Median price	\$755,000	Hou	ise X	Unit		Suburb	Reservoir
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	8 Marchant Av RESERVOIR 3073	\$1,013,000	27/10/2018
2	48 Cuthbert Rd RESERVOIR 3073	\$935,000	21/07/2018
3	40 Marchant Av RESERVOIR 3073	\$920,000	08/08/2018

#### 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.





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Rooms:

**Property Type:** House **Land Size:** 650 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,000,000 - \$1,080,000 Median House Price September quarter 2018: \$755,000

## Comparable Properties

8 Marchant Av RESERVOIR 3073 (REI)







**Agent Comments** 

Price: \$1,013,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

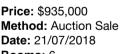
**Property Type:** House (Res) **Land Size:** 649 sqm approx

48 Cuthbert Rd RESERVOIR 3073 (REI)





Agent Comments



Rooms: 6

**Property Type:** House (Res) **Land Size:** 643 sqm approx

40 Marchant Av RESERVOIR 3073 (REI)

**\_** 2



**6**.

**Price:** \$920,000 **Method:** Private Sale **Date:** 08/08/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 

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





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