

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/261-263 BROADWAY, RESERVOIR, VIC 3073

Indicative selling price

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

Single price

\$320,000

or range between

&

Median sale price

Median price

\$593,732

Property Type

Unit

Suburb

RESERVOIR, VIC 3073

Period - From

08/24

to

05/25

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
3/16 MACARTNEY STREET RESERVOIR VIC 3073	\$385,000	04/04/25
3/65 MIRANDA ROAD RESERVOIR VIC 3073	\$405,000	20/08/24
2/2 BERNARD STREET RESERVOIR VIC 3073	\$391,000	05/10/24

This Statement of Information was prepared on:

11/05/2025