

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 169 Broadway, RESERVOIR 3073

Unit



3 beds



3 baths



2 parking

### Indicative selling price

2 bedroom unit Range from **\$ 630,000 - \$ 670,000**

3 bedroom unit Range from **\$ 695,000 - \$ 750,000**

### Suburb unit median sale price

Median **Unit** for **RESERVOIR** for period **Jan 2017 - Jun 2017**  
Sourced from **Pricefinder**.

## \$ 480,000

### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

#### 2 bedroom unit

**3/8 Palm Avenue,**  
Reservoir 3073 Price **\$ 605,000** Sold 03 July 2017

**3/76 Southernhay Street,**  
Reservoir 3073 Price **\$ 668,500** Sold 01 July 2017

**1/209 Purinuan Road,**  
Reservoir 3073 Price **\$ 652,000** Sold 13 May 2017


#### 3 bedroom unit

**4 McCrae Street,**  
Reservoir 3073 Price **\$ 695,000** Sold 30 May 2017

**1/28 North Road,**  
Reservoir 3073 Price **\$ 741,000** Sold 20 May 2017

**2/8 Cuthbert Road,**  
Reservoir 3073 Price **\$ 730,000** Sold 22 April 2017

### Contact agents

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Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricfinder.

