

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

3/7 Dunolly Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between \$480,000

&

\$525,000

Median sale price

Median price \$612,500

Property Type Unit

Suburb Reservoir

Period - From 01/10/2020

to

31/12/2020

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	2/23 Miranda Rd RESERVOIR 3073	\$530,000	07/01/2021
2	3/16 Jinghi Rd RESERVOIR 3073	\$525,000	09/02/2021
3	2/31 Highland St KINGSBURY 3083	\$510,000	06/02/2021

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:

10/03/2021 13:39



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$480,000 - \$525,000

Median Unit Price

December quarter 2020: \$612,500

Comparable Properties



2/23 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 07/01/2021

Property Type: Unit



3/16 Jinghi Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$525,000

Method: Private Sale

Date: 09/02/2021

Property Type: Unit



2/31 Highland St KINGSBURY 3083 (REI)

Agent Comments

 2  1  1

Price: \$510,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Unit