Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/7 Dunolly Crescent, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$480,000		&		\$525,000				
Median sale price									
Median price	\$612,500	Pro	operty Type	Unit			Suburb	Reservoir	
Period - From	01/10/2020	to	31/12/2020		So	ource	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.

Ade	dress 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









Property Type: Unit Agent Comments

Indicative Selling Price \$480,000 - \$525,000 Median Unit Price December quarter 2020: \$612,500

Comparable Properties

SHIP III	2/23 Miranda Rd RESERVOIR 3073 (REI) 2 1 1 1 Price: \$530,000 Method: Private Sale Date: 07/01/2021 Property Type: Unit	Agent Comments
	3/16 Jinghi Rd RESERVOIR 3073 (REI) 2 1 1 1 Price: \$525,000 Method: Private Sale Date: 09/02/2021 Property Type: Unit	Agent Comments
	2/31 Highland St KINGSBURY 3083 (REI) 2 1 1 1 Price: \$510,000 Method: Auction Sale Date: 06/02/2021 Property Type: Unit	Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.