

# 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

1/39 Arundel Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$871,750

Property Type

House

Suburb

Reservoir

Period - From

01/07/2023

to

30/09/2023

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	1/99 Crookston Rd RESERVOIR 3073	\$811,000	01/07/2023
2	62 Burbank Dr RESERVOIR 3073	\$800,000	22/07/2023
3	1/53 Dundee St RESERVOIR 3073	\$765,000	11/08/2023

**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:

14/11/2023 15:16



**Rooms:** 6  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
September quarter 2023: \$871,750

## Comparable Properties



**1/99 Crookston Rd RESERVOIR 3073 (REI/VG)** **Agent Comments**



**Price:** \$811,000  
**Method:** Auction Sale  
**Date:** 01/07/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 244 sqm approx



**62 Burbank Dr RESERVOIR 3073 (REI/VG)** **Agent Comments**



**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 22/07/2023  
**Property Type:** Townhouse (Res)



**1/53 Dundee St RESERVOIR 3073 (REI/VG)** **Agent Comments**



**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 11/08/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 250 sqm approx