

# 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

33 Dorrington 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

\$800,000

&

\$850,000

### Median sale price

Median price

\$908,750

Property Type

House

Suburb

Reservoir

Period - From

01/10/2020

to

30/09/2021

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	25 Newton St RESERVOIR 3073	\$945,000	20/11/2021
2	41 Charlton Cr RESERVOIR 3073	\$868,000	26/06/2021
3	34 Yarra Av RESERVOIR 3073	\$850,000	23/07/2021

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:

25/11/2021 12:44



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 581 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$850,000  
**Median House Price**  
 Year ending September 2021: \$908,750

## Comparable Properties



**25 Newton St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$945,000  
**Method:** Auction Sale  
**Date:** 20/11/2021  
**Property Type:** House (Res)  
**Land Size:** 612 sqm approx



**41 Charlton Cr RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$868,000  
**Method:** Auction Sale  
**Date:** 26/06/2021  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



**34 Yarra Av RESERVOIR 3073 (VG)**

Agent Comments



**Price:** \$850,000  
**Method:** Sale  
**Date:** 23/07/2021  
**Property Type:** House (Res)

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