

# 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

1/53 Dundee Street, 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

\$700,000

&

\$750,000

### Median sale price

Median price

\$620,500

Property Type

Unit

Suburb

Reservoir

Period - From

01/04/2023

to

30/06/2023

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	1b Merino St RESERVOIR 3073	\$780,000	04/05/2023
2	3/203 Purinuan Rd RESERVOIR 3073	\$745,000	17/04/2023
3	1/12 Lane Cr RESERVOIR 3073	\$736,000	25/01/2023

**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:

21/07/2023 12:10



Property Type:

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

June quarter 2023: \$620,500

## Comparable Properties



1b Merino St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 04/05/2023

Property Type: Townhouse (Single)

Land Size: 180 sqm approx

3/203 Purinuan Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 17/04/2023

Property Type: Townhouse (Res)



1/12 Lane Cr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$736,000

Method: Private Sale

Date: 25/01/2023

Property Type: Townhouse (Res)

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