

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 59A Dundee Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$863,500

House

X

Unit

Suburb

Reservoir

Period - From 01/01/2018

to

31/03/2018

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 Mack St RESERVOIR 3073	\$690,000	21/04/2018
2	7 Pickett St RESERVOIR 3073	\$651,000	17/03/2018
3	56 Rathcown Rd RESERVOIR 3073	\$600,000	09/06/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median House Price
 March quarter 2018: \$863,500

Comparable Properties



2 Mack St RESERVOIR 3073 (REI)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 21/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 348 sqm approx



7 Pickett St RESERVOIR 3073 (REI)

Agent Comments



Price: \$651,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 289 sqm approx



56 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 09/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 367 sqm approx