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	3/54 Dumbarton Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between \$530,000 &	\$560,000
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Median sale price

Median price	\$620,000	Pro	perty Type	Jnit		Suburb	Reservoir
Period - From	01/04/2023	to	31/03/2024	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3/155 Rathcown Rd RESERVOIR 3073	\$560,000	10/02/2024
2	4/43 Pickett St RESERVOIR 3073	\$550,000	12/12/2023
3	2/41 Fordham Rd RESERVOIR 3073	\$535,000	05/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/04/2024 12:22
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Property Type: Townhouse

Agent Comments

Indicative Selling Price \$530,000 - \$560,000 **Median Unit Price** Year ending March 2024: \$620,000

Comparable Properties



3/155 Rathcown Rd RESERVOIR 3073 (REI)





Agent Comments

Price: \$560,000 Method: Auction Sale Date: 10/02/2024

Property Type: Townhouse (Res)



4/43 Pickett St RESERVOIR 3073 (REI/VG)







Price: \$550,000

Method: Sold Before Auction

Date: 12/12/2023

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



2/41 Fordham Rd RESERVOIR 3073 (REI/VG)

Price: \$535.000 Method: Private Sale Date: 05/03/2024

Property Type: Townhouse (Single)



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

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