

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

2/22 Dumbarton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$590,000

&

\$610,000

Median sale price

Median price \$755,000

House

X

Unit

Suburb Reservoir

Period - From 01/07/2018

to

30/09/2018

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	1/29 Clements Gr RESERVOIR 3073	\$707,000	23/06/2018
2	59a Dundee St RESERVOIR 3073	\$640,000	17/07/2018
3	111 Cheddar Rd RESERVOIR 3073	\$627,660	30/08/2018

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: House

Land Size: 390 sqm approx

Agent Comments

Comparable Properties



1/29 Clements Gr RESERVOIR 3073 (VG)

Agent Comments



Price: \$707,000

Method: Sale

Date: 23/06/2018

Rooms: -

Property Type: House - Duplex (Semi-detached)

Land Size: 324 sqm approx



59a Dundee St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 17/07/2018

Rooms: 5

Property Type: House (Res)

Land Size: 380 sqm approx



111 Cheddar Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$627,660

Method: Sale

Date: 30/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 461 sqm approx