

Harry Kontossis 9460 5066 0419 337 719 hkontossis@barryplant.com.au

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				
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Indicative selling price

For the meaning of this price see consur	mer.vic.gov.au/underquoting
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Range between	\$590,000	&	\$610,000
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Median sale price

Median price	\$755,000	Hou	ise 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.

Add	dress 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

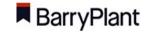
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$590,000 - \$610,000 **Median House Price** September quarter 2018: \$755,000



Rooms:

Property Type: House Land Size: 390 sqm approx

Agent Comments

Comparable Properties



1/29 Clements Gr RESERVOIR 3073 (VG)



Price: \$707,000 Method: Sale Date: 23/06/2018

Property Type: House - Duplex (Semi-detached)

Land Size: 324 sqm approx



59a Dundee St RESERVOIR 3073 (REI/VG)

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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)





Price: \$627,660 Method: Sale Date: 30/08/2018 Rooms: -

Property Type: House (Res) Land Size: 461 sqm approx

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Agent Comments

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