

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	44 Dundee Street, Reservoir Vic 3073
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Indicative selling price

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

Range between	\$950,000	&	\$1,045,000
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Median sale price

Median price	\$846,000	House	X	Unit		Suburb	Reservoir
Period - From	01/04/2017	to	30/06/2017	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	64 St Vigeons Rd RESERVOIR 3073	\$1,050,000	19/08/2017
2	35 Crookston Rd RESERVOIR 3073	\$1,000,000	25/07/2017
3	8 Allenby Av RESERVOIR 3073	\$980,000	13/05/2017

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.~~



3 1 2

Rooms:

Property Type: House

Land Size: 947 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

June quarter 2017: \$846,000

Comparable Properties

64 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

4 1 4

Price: \$1,050,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 951 sqm approx



35 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 2

Price: \$1,000,000

Method: Private Sale

Date: 25/07/2017

Rooms: 3

Property Type: House

Land Size: 892 sqm approx



8 Allenby Av RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$980,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 3

Property Type: House (Res)

Land Size: 922 sqm approx