Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/17 Dundee Street, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$360,000		&		\$380,000			
Median sale p	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	01/10/2020	to	30/09/2021		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.

Add	dress of comparable property	Price	Date of sale
1	2/50 Whitelaw St RESERVOIR 3073	\$405,000	05/10/2021
2	6/34 Mccomas St RESERVOIR 3073	\$360,000	15/07/2021
3	3/8 Landy St RESERVOIR 3073	\$359,000	12/08/2021

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.

This Statement of Information was prepared on:

16/10/2021 13:41



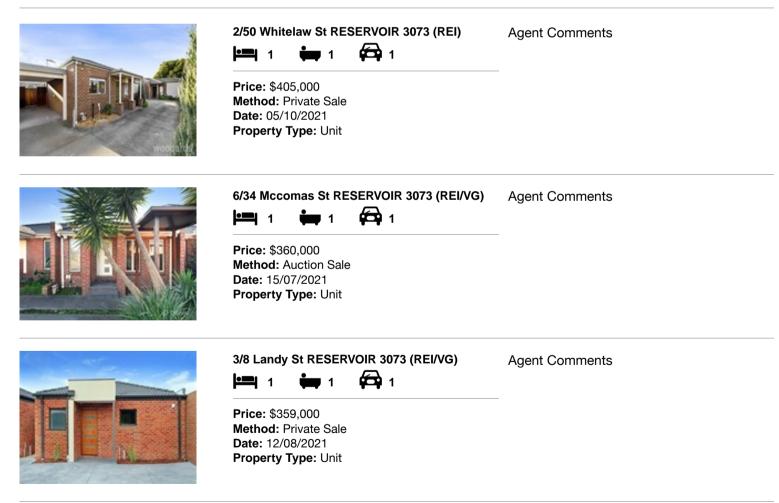






Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$360,000 - \$380,000 Median Unit Price Year ending September 2021: \$645,000

Comparable Properties



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



propertydata

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