

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

2/17 Dundee Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$360,000

&

\$380,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2020

to 30/09/2021

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 | 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



 1  1  1

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



2/50 Whitelaw St RESERVOIR 3073 (REI)

Agent Comments

 1  1  1

Price: \$405,000

Method: Private Sale

Date: 05/10/2021

Property Type: Unit



6/34 Mccomas St RESERVOIR 3073 (REI/VG)

Agent Comments

 1  1  1

Price: \$360,000

Method: Auction Sale

Date: 15/07/2021

Property Type: Unit



3/8 Landy St RESERVOIR 3073 (REI/VG)

Agent Comments

 1  1  1

Price: \$359,000

Method: Private Sale

Date: 12/08/2021

Property Type: Unit

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