

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

3/5 Dunolly Crescent Reservoir VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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 6 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

1/20 Keilor Avenue Reservoir VIC 3073	\$600,000	24-Mar-21
2/32 Crookston Road Reservoir VIC 3073	\$612,500	16-Apr-21
3/69 Crookston Road Reservoir VIC 3073	\$600,000	29-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 04 August 2021



1/20 Keilor Avenue Reservoir VIC 3073

Sold Price

\$600,000

Sold Date

24-Mar-21

2

1

1

Distance

0.66km



2/32 Crookston Road Reservoir VIC 3073

Sold Price

\$612,500

Sold Date

16-Apr-21

2

1

1

Distance

0.67km



3/69 Crookston Road Reservoir VIC 3073

Sold Price

\$600,000

Sold Date

29-Apr-21

2

1

1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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