

## 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

1/69 Dundee Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$540,000

#### Median sale price

Median price \$585,000

House

Unit

X

Suburb

Reservoir

Period - From

01/10/2017

to

31/12/2017

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	1a St Vigeons Rd RESERVOIR 3073	\$612,000	23/12/2017
2	29 Arundel Av RESERVOIR 3073	\$600,000	11/11/2017
3	11b Mahoneys Rd RESERVOIR 3073	\$570,000	25/11/2017

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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$540,000  
**Median Unit Price**  
 December quarter 2017: \$585,000

Given this is a very unique property, these were the three most comparable properties. The property that we are selling does however require some work and we have based our estimate accordingly.

## Comparable Properties



**1a St Vigeons Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$612,000  
**Method:** Private Sale  
**Date:** 23/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx



**29 Arundel Av RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 284 sqm approx



**11b Mahoneys Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 25/11/2017  
**Rooms:** 5  
**Property Type:** House (Res)