

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

1/30 Dumbarton Street 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

Suburb

Reservoir

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/58 Marchant Avenue Reservoir VIC 3073	\$635,000	27-Jul-20
2/103-105 St Vigeons Road Reservoir VIC 3073	\$655,000	28-Nov-20

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.

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1/58 Marchant Avenue Reservoir VIC 3073

3 2 1

Sold Price

\$635,000

Sold Date

27-Jul-20

Distance

1.65km



2/103-105 St Vigeons Road Reservoir VIC 3073

3 2 1

Sold Price

^{RS} **\$655,000**

Sold Date

28-Nov-20

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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