

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 4/5 Dunolly Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$700,000 Property Type Townhouse Suburb Reservoir

Period - From 29/04/2024 to 28/04/2025 Source Property Data

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	8b Crevelli St RESERVOIR 3073	\$685,000	21/01/2025
2	2/14 Nicholson Av RESERVOIR 3073	\$685,000	18/12/2024
3	2/6 Lucille Av RESERVOIR 3073	\$680,000	22/11/2024

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: 29/04/2025 15:44



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Townhouse Price

29/04/2024 - 28/04/2025: \$700,000

Comparable Properties



8b Crevelli St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$685,000

Method: Private Sale

Date: 21/01/2025

Property Type: Townhouse (Single)

Land Size: 123 sqm approx



2/14 Nicholson Av RESERVOIR 3073 (REI)

Agent Comments

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Price: \$685,000

Method: Private Sale

Date: 18/12/2024

Property Type: Townhouse (Single)



2/6 Lucille Av RESERVOIR 3073 (REI)

Agent Comments

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Price: \$680,000

Method: Private Sale

Date: 22/11/2024

Property Type: Townhouse (Single)

Account - Love & Co



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