

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

2/7 Dunolly Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$542,500

House

Unit

X

Suburb

Reservoir

Period - From 01/01/2019

to

31/03/2019

Source REIV

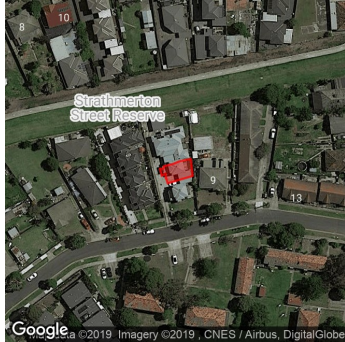
Comparable property sales (*Delete A or B below as applicable)

- 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	2/59-61 Purinuan Rd RESERVOIR 3073	\$441,000	30/03/2019
2	3/88 Purinuan Rd RESERVOIR 3073	\$433,000	09/03/2019
3	3/134 McMahon Rd RESERVOIR 3073	\$405,000	04/05/2019

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.



 2
  1
  1

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median Unit Price
 March quarter 2019: \$542,500

Comparable Properties

2/59-61 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  1

Price: \$441,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Unit



3/88 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  1

Price: \$433,000
Method: Auction Sale
Date: 09/03/2019
Rooms: 3
Property Type: Unit
Land Size: 107 sqm approx

3/134 McMahon Rd RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  1

Price: \$405,000
Method: Auction Sale
Date: 04/05/2019
Rooms: -
Property Type: Unit