

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 40 Dumbarton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$945,000 Property Type House Suburb Reservoir

Period - From 01/01/2021 to 31/12/2021 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	14 Dumbarton St RESERVOIR 3073	\$1,181,000	13/11/2021
2	17 Aberdeen St RESERVOIR 3073	\$1,162,000	06/11/2021
3	95 Darebin Blvd RESERVOIR 3073	\$1,100,000	14/12/2021

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: 24/01/2022 10:34



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Rooms: 6
Property Type: House (Res)
Land Size: 908 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2021: \$945,000

Comparable Properties

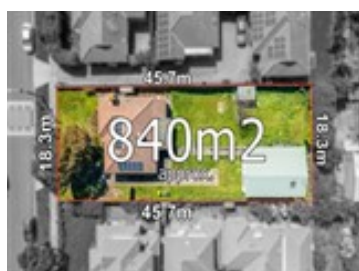


14 Dumbarton St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$1,181,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)



17 Aberdeen St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$1,162,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 840 sqm approx

95 Darebin Blvd RESERVOIR 3073 (REI)

Agent Comments

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Price: \$1,100,000
Method: Private Sale
Date: 14/12/2021
Rooms: 7
Property Type: House (Res)
Land Size: 838 sqm approx

Account - Love & Co