

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

5/54 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

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/61 Dundee Street Reservoir VIC 3073	\$595,000	23-Sep-21
4/100 Rathcown Road Reservoir VIC 3073	\$585,000	01-May-21
3/125 St Vigeons Road Reservoir VIC 3073	\$586,000	27-Feb-21

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.~~

This Statement of Information was prepared on: 02 February 2022



2/61 Dundee Street Reservoir VIC 3073

Sold Price **\$595,000** Sold Date **23-Sep-21**

2 1 1

Distance **0.47km**



4/100 Rathcrown Road Reservoir VIC 3073

Sold Price **\$585,000** Sold Date **01-May-21**

2 1 1

Distance **1.03km**



3/125 St Vigeons Road Reservoir VIC 3073

Sold Price **\$586,000** Sold Date **27-Feb-21**

2 1 1

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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