

# 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

1/5 Dunolly Crescent, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$675,000 Property Type Townhouse Suburb Reservoir

Period - From 15/11/2022 to 14/11/2023 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	5/13 Newton St RESERVOIR 3073	\$550,000	29/07/2023
2	3/17 Nicholson Av RESERVOIR 3073	\$548,000	27/05/2023
3	2/7 Oconnor St RESERVOIR 3073	\$537,500	28/10/2023

**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:

15/11/2023 09:19



 2   
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**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Townhouse Price**

15/11/2022 - 14/11/2023: \$675,000

## Comparable Properties

5/13 Newton St RESERVOIR 3073 (REI)

Agent Comments

 2   
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**Price:** \$550,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** Townhouse (Res)

3/17 Nicholson Av RESERVOIR 3073 (REI)

Agent Comments

 2   
  1   
  1

**Price:** \$548,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** Townhouse (Res)



2/7 Oconnor St RESERVOIR 3073 (REI)

Agent Comments

 2   
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**Price:** \$537,500

**Method:** Auction Sale

**Date:** 28/10/2023

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 178 sqm approx

Account - Love & Co