

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

3/10 DUNDEE 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Sep 2022

to

31 Aug 2023

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

9/79A RATHCOWN ROAD RESERVOIR VIC 3073	\$530,000	24-Jun-23
2/8 MACARTNEY STREET RESERVOIR VIC 3073	\$545,000	03-Jun-23
5/32-34 KELSBY STREET RESERVOIR VIC 3073	\$550,000	22-Jul-23

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: 27 September 2023



**9/79A RATHCOWN ROAD
RESERVOIR VIC 3073**

2 1 1

Sold Price **\$530,000** Sold Date **24-Jun-23**

Distance **0.81km**



**2/8 MACARTNEY STREET
RESERVOIR VIC 3073**

2 1 3

Sold Price **\$545,000** Sold Date **03-Jun-23**

Distance **1.38km**



**5/32-34 KELSBY STREET
RESERVOIR VIC 3073**

2 1 1

Sold Price **\$550,000** Sold Date **22-Jul-23**

Distance **2.07km**

RS = Recent sale UN = Undisclosed Sale

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