

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

3/41 Dundee Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/01/2024

to

31/03/2024

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	2/172 Purinuan Rd RESERVOIR 3073	\$587,500	04/05/2024
2	3/76 Darebin Blvd RESERVOIR 3073	\$563,000	30/04/2024
3	3/80 Rathcown Rd RESERVOIR 3073	\$540,000	20/03/2024

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:

07/05/2024 14:52



 2  1  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2024: \$640,000

Comparable Properties



2/172 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$587,500
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit



3/76 Darebin Blvd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$563,000
Method: Private Sale
Date: 30/04/2024
Property Type: Unit



3/80 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$540,000
Method: Private Sale
Date: 20/03/2024
Rooms: 4
Property Type: Unit