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	3/54 Dumbarton Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$590,000
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Median sale price

Median price	\$682,000	Pro	perty Type T	ownhouse		Suburb	Reservoir
Period - From	13/02/2023	to	12/02/2024		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

Address of comparable property		Price	Date of sale
1	2/5 Cuthbert Rd RESERVOIR 3073	\$620,000	22/12/2023
2	2/24 Lucille Av RESERVOIR 3073	\$598,000	21/10/2023
3	1/5 Cuthbert Rd RESERVOIR 3073	\$595,000	12/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/02/2024 11:02













Property Type: Townhouse

Agent Comments

Indicative Selling Price \$550,000 - \$590,000 **Median Townhouse Price** 13/02/2023 - 12/02/2024: \$682,000

Comparable Properties



2/5 Cuthbert Rd RESERVOIR 3073 (REI)





Agent Comments

Price: \$620,000 Method: Private Sale Date: 22/12/2023

Rooms: 4

Property Type: Townhouse (Res)



2/24 Lucille Av RESERVOIR 3073 (REI/VG)

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Price: \$598,000 Method: Auction Sale Date: 21/10/2023

Property Type: Townhouse (Res)

Agent Comments



1/5 Cuthbert Rd RESERVOIR 3073 (REI/VG)

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Price: \$595.000 Method: Private Sale Date: 12/10/2023

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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