

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

4/65 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jan 2023

to

31 Dec 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

3/46 DAREBIN BOULEVARD RESERVOIR VIC 3073	\$630,000	16-Nov-23
2/24 LUCILLE AVENUE RESERVOIR VIC 3073	\$598,000	21-Oct-23
2/12 ABERDEEN STREET RESERVOIR VIC 3073	\$615,000	28-Oct-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: 16 January 2024



3/46 DAREBIN BOULEVARD RESERVOIR VIC 3073

2 1 1

Sold Price

^{RS}

\$630,000

Sold Date

16-Nov-23

Distance

0.22km



2/24 LUCILLE AVENUE RESERVOIR VIC 3073

2 1 1

Sold Price

\$598,000

Sold Date

21-Oct-23

Distance

0.3km



2/12 ABERDEEN STREET RESERVOIR VIC 3073

2 1 1

Sold Price

\$615,000

Sold Date

28-Oct-23

Distance

0.43km



51 DUMBARTON STREET RESERVOIR VIC 3073

2 1 1

Sold Price

\$602,000

Sold Date

20-Oct-23

Distance

0.38km



2/107 HICKFORD STREET RESERVOIR VIC 3073

2 1 1

Sold Price

\$635,000

Sold Date

25-Sep-23

Distance

0.62km



4/101 PURINUAN ROAD RESERVOIR VIC 3073

2 1 1

Sold Price

\$555,000

Sold Date

23-Sep-23

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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