

## 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

45 DORRINGTON AVENUE RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Reservoir

Period-from

01 Apr 2023

to

31 Mar 2024

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

16C STEANE STREET RESERVOIR VIC 3073	\$640,000	02-Mar-24
1/2 KYNETON AVENUE RESERVOIR VIC 3073	\$655,000	07-Dec-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: 09 April 2024



**16C STEANE STREET RESERVOIR  
VIC 3073**

Sold Price

<sup>RS</sup>

**\$640,000**

Sold Date

**02-Mar-24**

 3  1  1

Distance

**0.5km**



**1/2 KYNETON AVENUE RESERVOIR  
VIC 3073**

Sold Price

<sup>RS</sup>

**\$655,000**

Sold Date

**07-Dec-23**

 3  1  1

Distance

**0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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