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<br>Including suburb and postcode | 4/17 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 | & | $590,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $608,750 | Property type | Unit | Suburb | Reservoir |
| Period-from | 01 Feb 2024 | to | 31 Jan 2025 | 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 |
|---|---|---|
| 55A ARUNDEL AVENUE RESERVOIR VIC 3073 | $550,000 | 29-Aug-24 |
| 2/16 CUTHBERT ROAD RESERVOIR VIC 3073 | $585,000 | 12-Oct-24 |
| 2/18 HOBBS CRESCENT RESERVOIR VIC 3073 | $575,000 | 17-Oct-24 |

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: 19 February 2025

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**55A ARUNDEL AVENUE RESERVOIR VIC 3073**

2 1 1

Sold Price **$550,000** Sold Date **29-Aug-24**

Distance **0.78km**



**2/16 CUTHBERT ROAD RESERVOIR VIC 3073**

2 1 1

Sold Price **$585,000** Sold Date **12-Oct-24**

Distance **1.51km**



**2/18 HOBBS CRESCENT RESERVOIR VIC 3073**

2 1 2

Sold Price **$575,000** Sold Date **17-Oct-24**

Distance **1.22km**

**RS** = Recent sale **UN** = Undisclosed Sale

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