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 | 3/30 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 | $495,000 | & | $540,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $615,500 | Property type | Unit | Suburb | Reservoir |
| Period-from | 01 Apr 2024 | to | 31 Mar 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 |
|---|---|---|
| 1/70 CHEDDAR ROAD RESERVOIR VIC 3073 | $501,000 | 14-Nov-24 |
| 2/9 ST VIGEONS ROAD RESERVOIR VIC 3073 | $495,000 | 23-Jan-25 |
| 5/35-37 ASHLEY STREET RESERVOIR VIC 3073 | $536,000 | 12-Feb-25 |

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: 14 April 2025

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**1/70 CHEDDAR ROAD RESERVOIR VIC 3073**

2 1 1

Sold Price **$501,000** Sold Date **14-Nov-24**

Distance **0.65km**



**2/9 ST VIGEONS ROAD RESERVOIR VIC 3073**

2 1 1

Sold Price **$495,000** Sold Date **23-Jan-25**

Distance **1.01km**



**5/35-37 ASHLEY STREET RESERVOIR VIC 3073**

2 1 1

Sold Price RS **$536,000** Sold Date **12-Feb-25**

Distance **2.29km**

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

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