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	1/65 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Oct 2023	to	30 Sep 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
4/63 DUNDEE STREET RESERVOIR VIC 3073	$725,000	12-Oct-24
4/75 ST VIGEONS ROAD RESERVOIR VIC 3073	$677,888	27-Jul-24
1/105 CHEDDAR ROAD RESERVOIR VIC 3073	$600,000	24-May-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.~~

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4/63 DUNDEE STREET RESERVOIR VIC 3073

2 1 1

Sold Price RS $725,000 Sold Date 12-Oct-24

Distance 0.01km



4/75 ST VIGEONS ROAD RESERVOIR VIC 3073

2 1 1

Sold Price RS $677,888 Sold Date 27-Jul-24

Distance 0.52km



1/105 CHEDDAR ROAD RESERVOIR VIC 3073

2 1 1

Sold Price $600,000 Sold Date 24-May-24

Distance 0.83km

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

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