

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



53 DUMBARTON STREET, RESERVOIR,

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$700,000 to \$770,000**

Provided by: George Ioannou, Harcourts Preston

MEDIAN SALE PRICE



RESERVOIR, VIC, 3073

Suburb Median Sale Price (House)

\$725,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



89 DAREBIN BVD, RESERVOIR, VIC 3073

4 1 2

Sale Price

\$767,500

Sale Date: 17/09/2016

Distance from Property: 208m



66 AYR ST, RESERVOIR, VIC 3073

2 2 1

Sale Price

\$820,000

Sale Date: 16/01/2017

Distance from Property: 435m



19 MCMAHON RD, RESERVOIR, VIC 3073

2 1 3

Sale Price

\$685,500

Sale Date: 21/09/2016

Distance from Property: 1.2km



This report has been compiled on 21/06/2017 by Harcourts Preston. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53 DUMBARTON STREET, RESERVOIR, VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$700,000 to \$770,000

Median sale price

Median price \$725,000

House

Unit

Suburb

RESERVOIR

Period 01 April 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
89 DAREBIN BVD, RESERVOIR, VIC 3073	\$767,500	17/09/2016
66 AYR ST, RESERVOIR, VIC 3073	\$820,000	16/01/2017
19 MCMAHON RD, RESERVOIR, VIC 3073	\$685,500	21/09/2016