

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

19 Dyson Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$950,000 & \$1,025,000

Median sale price

Median price \$922,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 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
1	6 Lake St RESERVOIR 3073	\$1,050,000	01/09/2023
2	9 Bush St COBURG NORTH 3058	\$966,000	21/11/2023
3	7 Macartney St RESERVOIR 3073	\$950,000	09/12/2023

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 six months.~~

This Statement of Information was prepared on:

21/02/2024 14:00



Rooms: 4

Property Type: House (Res)

Land Size: 535 sqm approx

Agent Comments

Comparable Properties



6 Lake St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 01/09/2023

Property Type: House (Res)



9 Bush St COBURG NORTH 3058 (REI)

Agent Comments



Price: \$966,000

Method: Auction Sale

Date: 21/11/2023

Property Type: House (Res)

Land Size: 563 sqm approx



7 Macartney St RESERVOIR 3073 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)