

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

7 Dawson Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$875,000 Property Type House Suburb Reservoir

Period - From 01/01/2023 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	18 Legh St RESERVOIR 3073	\$1,125,000	18/11/2023
2	60 Allenby Av RESERVOIR 3073	\$1,085,000	26/02/2024
3	32 Halsey St RESERVOIR 3073	\$1,070,000	19/10/2023

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:

10/04/2024 09:50

7 Dawson Street, Reservoir Vic 3073

**Jellis
Craig**

Anthony Lapidula
03 9070 5095
0401 655 005

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2023: \$875,000



 3  2  2

Property Type: house

Land Size: 812 sqm approx

Agent Comments

Comparable Properties



18 Legh St RESERVOIR 3073 (REI)

Agent Comments

 4  1  4

Price: \$1,125,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 780 sqm approx



60 Allenby Av RESERVOIR 3073 (REI)

Agent Comments

 4  1  2

Price: \$1,085,000

Method: Private Sale

Date: 26/02/2024

Property Type: House

Land Size: 740 sqm approx



32 Halsey St RESERVOIR 3073 (REI)

Agent Comments

 3  2  4

Price: \$1,070,000

Method: Private Sale

Date: 19/10/2023

Property Type: House

Account - Jellis Craig | P: 03 9070 5095



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