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

CONSUMER AFFAIRS VICTORIA

Jellis Craig

Anthony Lapadula
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🛏 3   🛁 2   🚗 2

Property Type: house
Land Size: 812 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2023: $875,000

Comparable Properties

18 Legh St RESERVOIR 3073 (REI)

🛏 4   🛁 1   🚗 4

Price: $1,125,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

60 Allenby Av RESERVOIR 3073 (REI)

🛏 4   🛁 1   🚗 2

Price: $1,085,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 740 sqm approx

Agent Comments

32 Halsey St RESERVOIR 3073 (REI)

🛏 3   🛁 2   🚗 4

Price: $1,070,000
Method: Private Sale
Date: 19/10/2023
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9070 5095