

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

15 Lawson Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$901,000 Property Type House Suburb Reservoir

Period - From 01/04/2023 to 31/03/2024 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 Barwon Av RESERVOIR 3073	\$950,000	05/02/2024
2	45 Broadhurst Av RESERVOIR 3073	\$940,000	11/11/2023
3	66 Crookston Rd RESERVOIR 3073	\$937,000	02/02/2024

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:

08/05/2024 15:26



Property Type:
Agent Comments

Indicative Selling Price
\$890,000 - \$970,000
Median House Price
Year ending March 2024: \$901,000

Comparable Properties



6 Barwon Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 05/02/2024
Property Type: House (Res)



45 Broadhurst Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$940,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 830 sqm approx



66 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$937,000
Method: Private Sale
Date: 02/02/2024
Property Type: House (Res)
Land Size: 743 sqm approx

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