Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	32 Halsey Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between	\$1,050,000	&	\$1,100,000

Median sale price

Median price	\$871,750	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/07/2023	to	30/09/2023		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 sixmonths 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

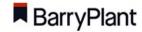
1	18 Dawson St RESERVOIR 3073	\$1,060,000	02/09/2023
2			
3			

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:	16/10/2023 12:40









Property Type: House (Res) **Agent Comments**

Indicative Selling Price \$1,050,000 - \$1,100,000 **Median House Price** September quarter 2023: \$871,750

Comparable Properties



18 Dawson St RESERVOIR 3073 (REI)

Price: \$1,060,000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res) Land Size: 665 sqm approx

Agent Comments

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.

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