

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

32 Halsey Street, Reservoir Vic 3073

Indicative selling price

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

Property 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 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 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



 3  2  3

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)

Agent Comments

 4  2  4

Price: \$1,060,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 665 sqm approx

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.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100