

## 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

1/23 DYSON STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

### 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 6 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

5/11 GEORGE STREET RESERVOIR VIC 3073	\$390,000	22-Mar-22
4/24 ELSEY ROAD RESERVOIR VIC 3073	\$386,750	26-Feb-22
4/22 RALPH STREET RESERVOIR VIC 3073	\$411,000	05-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 23 August 2022

**5/11 GEORGE STREET RESERVOIR  
VIC 3073**

Sold Price

**\$390,000**

Sold Date

**22-Mar-22**

1 1 1

Distance

**1.24km****4/24 ELSEY ROAD RESERVOIR VIC  
3073**

Sold Price

**\$386,750**

Sold Date

**26-Feb-22**

1 1 1

Distance

**2.49km****4/22 RALPH STREET RESERVOIR  
VIC 3073**

Sold Price

**\$411,000**

Sold Date

**05-Mar-22**

1 1 1

Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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