

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

3/23 DYSON STREET RESERVOIR VIC 3073

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2023

to

30 Sep 2024

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

6/20-24 AMEILY CRESCENT RESERVOIR VIC 3073	\$500,000	05-Oct-24
2/94 MCBRYDE STREET FAWKNER VIC 3060	\$520,000	31-Jan-24
3/56 MCBRYDE STREET FAWKNER VIC 3060	\$570,000	10-Apr-24

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: 29 October 2024



6/20-24 AMEILY CRESCENT
RESERVOIR VIC 3073

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Sold Price

^{RS}

\$500,000

Sold Date 05-Oct-24

Distance 0.85km



2/94 MCBRYDE STREET FAWKNER
VIC 3060

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Sold Price

\$520,000

Sold Date 31-Jan-24

Distance 1km



3/56 MCBRYDE STREET FAWKNER
VIC 3060

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Sold Price

\$570,000

Sold Date 10-Apr-24

Distance 1.01km

RS = Recent sale

UN = Undisclosed Sale

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