

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

4 Dawson 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$926,750

Property type

House

Suburb

Reservoir

Period-from

01 Feb 2021

to

31 Jan 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

63-65 Elliot Street Reservoir VIC 3073	\$906,800	22-Dec-21
201 Broadhurst Avenue Reservoir VIC 3073	\$932,000	26-Aug-21
112 Glasgow Avenue Reservoir VIC 3073	\$910,000	11-Dec-21

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: 18 February 2022

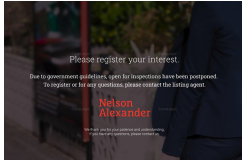


63-65 Elliot Street Reservoir VIC 3073

3 1 1

Sold Price ^{RS} **\$906,800** ^{UN} Sold Date **22-Dec-21**

Distance **0.81km**



201 Broadhurst Avenue Reservoir VIC 3073

3 1 2

Sold Price **\$932,000** Sold Date **26-Aug-21**

Distance **0.81km**



112 Glasgow Avenue Reservoir VIC 3073

3 1 2

Sold Price **\$910,000** Sold Date **11-Dec-21**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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