

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

21 Lawson Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$815,500 Property Type House Suburb Reservoir

Period - From 01/04/2020 to 31/03/2021 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	2/85 Thackeray Rd RESERVOIR 3073	\$715,500	20/02/2021
2	2/29 Oconnor St RESERVOIR 3073	\$682,500	27/02/2021
3	21 Beenak St RESERVOIR 3073	\$658,000	16/03/2021

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:

21/04/2021 14:09



2 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 270 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000

Median House Price
Year ending March 2021: \$815,500

Comparable Properties



2/85 Thackeray Rd RESERVOIR 3073 (REI)

Agent Comments

2 1 2

Price: \$715,500
Method: Auction Sale
Date: 20/02/2021
Property Type: Unit
Land Size: 386 sqm approx



2/29 Oconnor St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$682,500
Method: Auction Sale
Date: 27/02/2021
Property Type: Unit



21 Beenak St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$658,000
Method: Sold Before Auction
Date: 16/03/2021
Property Type: House (Res)