Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	6 Dawson Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between \$870,000	&	\$920,000
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Median sale price

Median price	\$850,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/01/2020	to	31/03/2020	s	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	86 Lawley St RESERVOIR 3073	\$1,110,000	16/12/2019
2	23 Lawley St RESERVOIR 3073	\$995,000	21/02/2020
3			

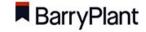
OR

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:	11/06/2020 09:14



Date of sale







Property Type: House (Previously Occupied - Detached) Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price \$870,000 - \$920,000 **Median House Price** March quarter 2020: \$850,000

Comparable Properties



86 Lawley St RESERVOIR 3073 (REI/VG)



Price: \$1,110,000 Method: Private Sale Date: 16/12/2019

Rooms: 8

Property Type: House (Res) Land Size: 901 sqm approx

Agent Comments



23 Lawley St RESERVOIR 3073 (REI)

1 3





Price: \$995.000 Method: Private Sale Date: 21/02/2020

Rooms: 4

Property Type: House (Res)

Agent Comments

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.

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