

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

26 Dwyer Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$925,000 Property Type House Suburb Reservoir

Period - From 01/04/2021 to 30/06/2021 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.

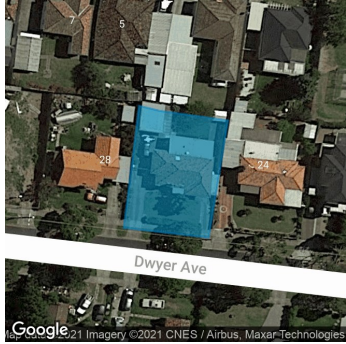
	Address of comparable property	Price	Date of sale
1	4 Corben St RESERVOIR 3073	\$980,000	26/06/2021
2	45 Dunstan St PRESTON 3072	\$1,170,000	23/06/2021
3	6 Wattle Gr RESERVOIR 3073	\$999,999	20/03/2021

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:

03/08/2021 09:58



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
June quarter 2021: \$925,000

Comparable Properties

4 Corben St RESERVOIR 3073 (REI)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)



45 Dunstan St PRESTON 3072 (REI)

Agent Comments



Price: \$1,170,000
Method: Sold Before Auction
Date: 23/06/2021
Property Type: House
Land Size: 557 sqm approx

6 Wattle Gr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$999,999
Method: Sold Before Auction
Date: 20/03/2021
Property Type: House (Res)
Land Size: 611 sqm approx