

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

14 Dyson Street, Reservoir Vic 3073

Indicative selling price

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

Single price \$900,000

Median sale price

Median price \$875,000

Property Type House

Suburb Reservoir

Period - From 01/01/2023

to 31/12/2023

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	52 Banbury Rd RESERVOIR 3073	\$921,500	16/12/2023
2	92 Oconnor Ct RESERVOIR 3073	\$902,000	28/10/2023
3	98 Massey Av RESERVOIR 3073	\$895,000	21/12/2023

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:

16/02/2024 11:13



 3  2  0

Rooms: 5
Property Type: House (Res)
Land Size: 495 sqm approx
Agent Comments

Indicative Selling Price
\$900,000
Median House Price
Year ending December 2023: \$875,000

Comparable Properties



52 Banbury Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$921,500
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 413 sqm approx



92 Oconnor Ct RESERVOIR 3073 (REI)

Agent Comments

 3  1  3

Price: \$902,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 443 sqm approx



98 Massey Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  4

Price: \$895,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 690 sqm approx

Account - Love & Co