

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

53 Dawson Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$980,500

Property Type House

Suburb Reservoir

Period - From 01/07/2021

to

30/09/2021

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	13 Alcock St RESERVOIR 3073	\$1,280,000	26/05/2021
2	57 Pallant Av RESERVOIR 3073	\$1,210,000	03/07/2021
3	98 Lawley St RESERVOIR 3073	\$1,160,000	11/09/2021

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:

04/11/2021 09:42



5
 3
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2021: \$980,500

Comparable Properties



13 Alcock St RESERVOIR 3073 (REI)

Agent Comments

5
 2
 4

Price: \$1,280,000

Method: Private Sale

Date: 26/05/2021

Property Type: House (Res)



57 Pallant Av RESERVOIR 3073 (REI)

Agent Comments

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 3
 3

Price: \$1,210,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 776 sqm approx



98 Lawley St RESERVOIR 3073 (REI)

Agent Comments

4
 1
 4

Price: \$1,160,000

Method: Sold Before Auction

Date: 11/09/2021

Rooms: 6

Property Type: House (Res)

Land Size: 867 sqm approx

Account - Love & Co