



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**22 Dyson Street,
RESERVOIR 3073**

House



3 beds



2 baths



1 parking

Indicative selling price

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

**Range from \$400,000 -
\$440,000**

Median sale price

Median **House** for **RESERVOIR** for period **Jul 2016 - Jun 2017**
Sourced from **Pricefinder**.

\$750,000

Comparable property sales

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 the most comparable to the property for sale.


23/13 Seaver Grove, Price **\$380,000** Sold 06 June 2017
Reservoir 3073

3/1 Lakeside Avenue, Price **\$392,500** Sold 07 February 2017
Reservoir 3073

2 Barron Street, Price **\$500,000** Sold 08 May 2017
Reservoir 3073

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

 **Aldo Verga**
Stockdale & Leggo

03 9478 0011
0412 357 696
averga@stockdaleleggo.com.au

**Stockdale
& Leggo**

Stockdale & Leggo Reservoir

966 High Street,
Reservoir VIC 3073