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	8 Greenock Street, Reservoir Vic 3073

Indicative selling price

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

Range between $860,000 & $920,000

Median sale price

Median price $911,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 30/09/2024 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	5 Elizabeth Ct RESERVOIR 3073	$917,000	16/11/2024
2	50 Lloyd Av RESERVOIR 3073	$889,000	23/10/2024
3	3 Inverness St RESERVOIR 3073	$950,000	14/09/2024

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: 28/11/2024 09:40

8 Greenock Street, Reservoir Vic 3073

Antony Harbor
8415 6100
0406 585 435
antonyharbor@jelliscraig.com.au



3 2 3

Property Type: House
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $920,000
Median House Price
Year ending September 2024: $911,000

Comparable Properties



5 Elizabeth Ct RESERVOIR 3073 (REI)

3 1 2

Price: $917,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)

Agent Comments



50 Lloyd Av RESERVOIR 3073 (REI)

3 2 2

Price: $889,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



3 Inverness St RESERVOIR 3073 (REI/VG)

3 1 6

Price: $950,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

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