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	35 Seston Street, Reservoir Vic 3073

Indicative selling price

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

Single price $890,000

Median sale price

Median price $895,500 Property Type House Suburb Reservoir

Period - From 01/07/2024 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	2 Thackeray Rd RESERVOIR 3073	$870,000	09/11/2024
2	12 Mccoll St RESERVOIR 3073	$917,500	25/10/2024
3	26 Kirby St RESERVOIR 3073	$948,000	24/10/2024

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: 11/12/2024 17:19

35 Seston Street, Reservoir Vic 3073

Rocco Siciliano
03 9403 9300
0408 348 032
roccosiciliano@jelliscraig.com.au



3 1 1

Rooms: 4
Property Type: House (Previously Occupied - Detached)
Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price
$890,000
Median House Price
September quarter 2024: $895,500

Comparable Properties



2 Thackeray Rd RESERVOIR 3073 (REI)

3 1 2

Price: $870,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 441 sqm approx

Agent Comments



12 Mccoll St RESERVOIR 3073 (REI)

3 1 2

Price: $917,500
Method: Sold Before Auction
Date: 25/10/2024
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments



26 Kirby St RESERVOIR 3073 (REI)

3 1 4

Price: $948,000
Method: Sold Before Auction
Date: 24/10/2024
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments

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