

# 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

18 Sturdee Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,090,000 & \$1,190,000

### 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	14 Asquith St RESERVOIR 3073	\$1,214,000	12/03/2024
2	17 Gellibrand Cr RESERVOIR 3073	\$1,190,000	07/12/2023
3	24 Rosenthal Cr RESERVOIR 3073	\$1,140,000	09/02/2024

**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:

04/04/2024 16:20

18 Sturdee Street, Reservoir Vic 3073



 3  2  4

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 900 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,090,000 - \$1,190,000  
**Median House Price**  
Year ending December 2023: \$875,000

## Comparable Properties



**14 Asquith St RESERVOIR 3073 (REI)**

**Agent Comments**

 4  3  4

**Price:** \$1,214,000  
**Method:** Auction Sale  
**Date:** 12/03/2024  
**Property Type:** House (Res)



**17 Gellibrand Cr RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 4  1  -

**Price:** \$1,190,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2023  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 893 sqm approx



**24 Rosenthal Cr RESERVOIR 3073 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,140,000  
**Method:** Sold Before Auction  
**Date:** 09/02/2024  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx

**Account - Woodards** | P: 03 9481 0633 | F: 0394821491



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