

# 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

30 Whitelaw 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 \$900,000 & \$950,000

### Median sale price

Median price \$871,750 Property Type House Suburb Reservoir

Period - From 01/10/2022 to 30/09/2023 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	82 McMahan Rd RESERVOIR 3073	\$930,000	02/12/2023
2	25 Whitelaw St RESERVOIR 3073	\$928,000	28/10/2023
3	69 Whitelaw St RESERVOIR 3073	\$870,000	11/12/2023

**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:

20/12/2023 13:23

30 Whitelaw Street, Reservoir Vic 3073



**Property Type:** House  
**Land Size:** 644.485 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
Year ending September 2023: \$871,750

## Comparable Properties



**82 McMahon Rd RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 02/12/2023  
**Property Type:** House  
**Land Size:** 701 sqm approx



**25 Whitelaw St RESERVOIR 3073 (REI/VG)**

**Agent Comments**



**Price:** \$928,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**69 Whitelaw St RESERVOIR 3073 (REI)**

**Agent Comments**



**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** House  
**Land Size:** 684 sqm approx

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



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