

## 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 WHITELAW STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,500

Property type

House

Suburb

Reservoir

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 35 GOULBURN AVENUE RESERVOIR VIC 3073 | \$950,000 | 13-Dec-24 |
| 4 CROFT CRESCENT RESERVOIR VIC 3073   | \$970,000 | 27-Sep-24 |
| 46 RATHCOWN ROAD RESERVOIR VIC 3073   | \$980,000 | 04-Sep-24 |

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 6 months.~~

This Statement of Information was prepared on: 09 May 2025



## 35 GOULBURN AVENUE RESERVOIR VIC 3073

3 1 1

Sold Price **\$950,000** Sold Date **13-Dec-24**

Distance **0.93km**



## 4 CROFT CRESCENT RESERVOIR VIC 3073

3 1 1

Sold Price **\$970,000** Sold Date **27-Sep-24**

Distance **1.03km**



## 46 RATHCOWN ROAD RESERVOIR VIC 3073

3 2 2

Sold Price **\$980,000** Sold Date **04-Sep-24**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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