

# 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

19 Greig 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 \$950,000

&

\$1,000,000

### Median sale price

Median price \$875,000

Property Type House

Suburb Reservoir

Period - From 01/04/2023

to

30/06/2023

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	35 Lawley St RESERVOIR 3073	\$1,030,000	01/04/2023
2	23 Hobbs Cr RESERVOIR 3073	\$1,000,000	22/07/2023
3	37 Botha Av RESERVOIR 3073	\$987,000	23/06/2023

**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:

04/09/2023 13:09



**Property Type:** Land  
**Land Size:** 766 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$950,000 - \$1,000,000  
**Median House Price**  
 June quarter 2023: \$875,000

## Comparable Properties

### 35 Lawley St RESERVOIR 3073 (REI/VG)

Agent Comments



**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 1126 sqm approx



### 23 Hobbs Cr RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 22/07/2023  
**Property Type:** House (Res)  
**Land Size:** 862 sqm approx



### 37 Botha Av RESERVOIR 3073 (REI/VG)

Agent Comments



**Price:** \$987,000  
**Method:** Private Sale  
**Date:** 23/06/2023  
**Property Type:** House (Res)  
**Land Size:** 850 sqm approx

**Account** - Barry Plant | P: 03 94605066 | F: 03 94605100