

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

1/5 ASHLEY STREET RESERVOIR VIC 3073

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/5 WRIGHT STREET RESERVOIR VIC 3073	\$600,000	01-Aug-24
5/224 SPRING STREET RESERVOIR VIC 3073	\$555,000	16-Jul-24
5/830 HIGH STREET RESERVOIR VIC 3073	\$675,000	31-Aug-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: 20 November 2024



2/5 WRIGHT STREET RESERVOIR VIC 3073

 2  1  1

Sold Price

\$600,000

Sold Date

01-Aug-24

Distance

0.25km



5/224 SPRING STREET RESERVOIR VIC 3073

 2  1  1

Sold Price

\$555,000

Sold Date

16-Jul-24

Distance

0.3km



5/830 HIGH STREET RESERVOIR VIC 3073

 2  1  1

Sold Price

^{RS} **\$675,000**

Sold Date

31-Aug-24

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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