

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

2/10 Asquith Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$485,000 & \$530,000

Median sale price

Median price \$644,500

Property Type Unit

Suburb Reservoir

Period - From 01/01/2022

to 31/03/2022

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	4/146 St Vigeons Rd RESERVOIR 3073	\$550,000	28/12/2021
2	1/102 Rathcown Rd RESERVOIR 3073	\$540,000	03/12/2021
3	1/177 Rathcown Rd RESERVOIR 3073	\$505,000	02/04/2022

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:

18/05/2022 12:10



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$485,000 - \$530,000
Median Unit Price
March quarter 2022: \$644,500

Comparable Properties



4/146 St Vigeons Rd RESERVOIR 3073 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 28/12/2021
Property Type: Strata Unit - Conjoined



1/102 Rathcown Rd RESERVOIR 3073 (REI/VG) **Agent Comments**

 2  1  1

Price: \$540,000
Method: Sold Before Auction
Date: 03/12/2021
Rooms: 5
Property Type: Unit

1/177 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  2

Price: \$505,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Unit

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