Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/10 Asquith Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$644,500	Pro	perty 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

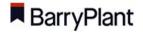
Add	dress of comparable property	Price	Date of sale
1	4/146 St Vigeons Rd RESERVOIR 3073	\$550,000	28/12/2021
2	1/102 Rathcown Rd RESERVOIR 3073	\$540,000	03/12/2021
3	1/177 Rathcown Rd RESERVOIR 3073	\$505,000	02/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

2 -

Price: \$550,000 Method: Sale

Property Type: Strata Unit - Conjoined

Agent Comments



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

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Date: 28/12/2021

Price: \$540,000

Method: Sold Before Auction

Date: 03/12/2021 **Rooms:** 5

Property Type: Unit

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1/177 Rathcown Rd RESERVOIR 3073 (REI)

1 2 **1** 6

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

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



