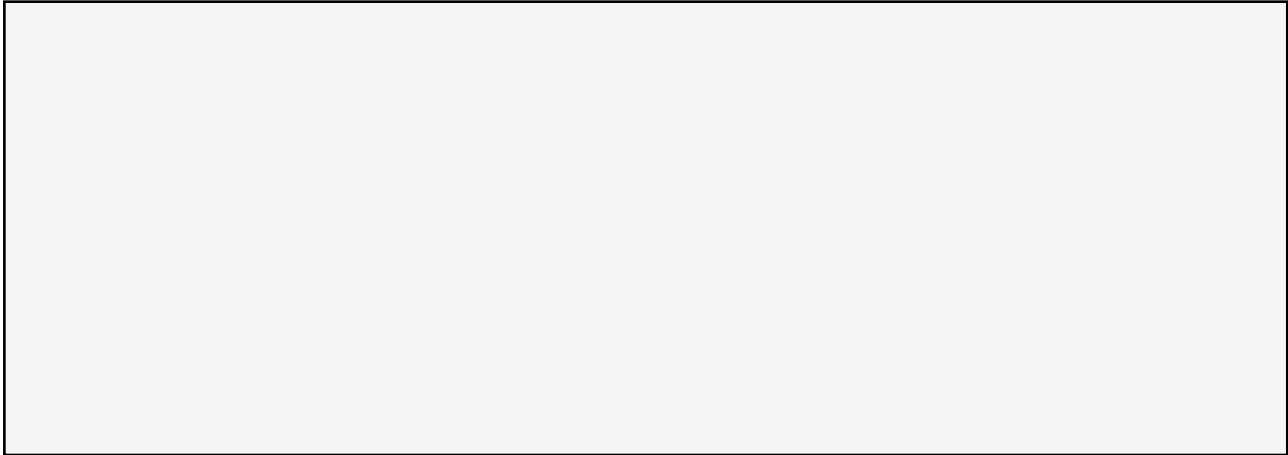


# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



### Property offered for sale

Address Including suburb and postcode: 10 ASHFIELD 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)

Price Range: \$1,015,000 to \$1,111,000

### Median sale price

Median price: \$910,000  
Property type: House  
Suburb: RESERVOIR  
Period: 01 October 2023 to 30 September 2024  
Source: pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 O'DONNELL ST, RESERVOIR, VIC 3073	*\$1,020,000	30/11/2024
58 DREDGE ST, RESERVOIR, VIC 3073	*\$1,030,000	12/12/2024
15 ELLIOT ST, RESERVOIR, VIC 3073	*\$1,201,000	23/11/2024

This Statement of Information was prepared on: 23/12/2024