

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

38 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

\$970,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Reservoir

Period-from

01 Dec 2023

to

30 Nov 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

83 HENTY STREET RESERVOIR VIC 3073	\$1,180,000	05-Dec-24
178 SPRING STREET RESERVOIR VIC 3073	\$896,000	21-Sep-24
792 HIGH STREET RESERVOIR VIC 3073	\$1,045,000	10-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: 16 December 2024



83 HENTY STREET RESERVOIR VIC 3073 Sold Price ^{RS} **\$1,180,000** Sold Date **05-Dec-24**

3 2 -

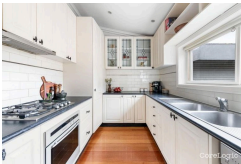
Distance **0.53km**



178 SPRING STREET RESERVOIR VIC 3073 Sold Price **\$896,000** Sold Date **21-Sep-24**

3 2 1

Distance **0.69km**



792 HIGH STREET RESERVOIR VIC 3073 Sold Price **\$1,045,000** Sold Date **10-Aug-24**

3 2 2

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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