

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

Price Range: \$950,000 to \$995,000

Median sale price

Median price: \$907,500 Property type: House Suburb: RESERVOIR

Period: 01 January 2024 to 31 December 2024 Source: 

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 |
|------------------------------------|--------------|--------------|
| 26 STURDEE ST, RESERVOIR, VIC 3073 | \$965,000 | 07/12/2024 |
| 38 ASHLEY ST, RESERVOIR, VIC 3073 | *\$935,000 | 27/12/2024 |
| 58 DREDGE ST, RESERVOIR, VIC 3073 | *\$1,030,000 | 12/12/2024 |

This Statement of Information was prepared on: 20/02/2025