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

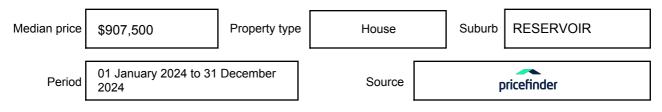
Indicative selling price

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

Price Range:

\$950,000 to \$995,000

Median sale price



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/

20/02/2025

