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	3 Ashley 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 \$900,000 & \$950,000	Range between	\$900,000	&	\$950,000
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Median sale price

Median price	\$880,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/04/2022	to	31/03/2023		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 Price

1	12 Gilbank St RESERVOIR 3073	\$955,000	15/03/2023
2	4 Reservoir St RESERVOIR 3073	\$875,000	25/03/2023
3	89 Henty St RESERVOIR 3073	\$870,000	09/02/2023

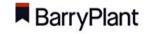
OR

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 six months.

This Statement of Information was prepared on:	01/05/2023 11:56



Date of sale







Indicative Selling Price \$900,000 - \$950,000 **Median House Price** Year ending March 2023: \$880,000

Comparable Properties



12 Gilbank St RESERVOIR 3073 (REI)



Price: \$955,000 Method: Private Sale Date: 15/03/2023

Property Type: House (Res) Land Size: 520 sqm approx

Agent Comments



4 Reservoir St RESERVOIR 3073 (REI)

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Price: \$875,000 Method: Auction Sale Date: 25/03/2023

Property Type: House (Res) Land Size: 794 sqm approx

Agent Comments



89 Henty St RESERVOIR 3073 (REI/VG)

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Price: \$870,000 Method: Auction Sale Date: 09/02/2023

Property Type: House (Res) Land Size: 585 sqm approx Agent Comments

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