

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

3 Ashley Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$880,000 Property 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	Date of sale
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



Property Type:
Agent Comments

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

Comparable Properties



12 Gilbank St RESERVOIR 3073 (REI)

Agent Comments



Price: \$955,000
Method: Private Sale
Date: 15/03/2023
Property Type: House (Res)
Land Size: 520 sqm approx



4 Reservoir St RESERVOIR 3073 (REI)

Agent Comments



Price: \$875,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 794 sqm approx



89 Henty St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$870,000
Method: Auction Sale
Date: 09/02/2023
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100