

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

2/5 ASHTON 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

or range
between

\$499,900

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Reservoir

Period-from

01 May 2024

to

30 Apr 2025

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

| | | |
|--|-----------|-----------|
| 2/49 NORTHERNHAY STREET RESERVOIR VIC 3073 | \$530,000 | 19-Dec-24 |
| 6/15-17 CHALEYER STREET RESERVOIR VIC 3073 | \$559,500 | 10-May-25 |
| 3/59 CLINGIN STREET RESERVOIR VIC 3073 | \$572,500 | 21-Nov-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: 15 May 2025