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	\$525,000	&	\$575,000
Single Frice	between	φ323,000	α	φ373,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$621,500	Prope	erty type		Unit	Suburb	Reservoir
Period-from	01 May 2024	to	30 Apr 2	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: 24 May 2025

