

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

1/34 Ashton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$682,000 Property Type Townhouse Suburb Reservoir

Period - From 22/06/2023 to 21/06/2024 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	11/63 Pine St RESERVOIR 3073	\$663,500	15/06/2024
2	98 Whitelaw St RESERVOIR 3073	\$675,000	11/06/2024
3	2/10 Crevelli St RESERVOIR 3073	\$640,000	09/03/2024

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:

22/06/2024 09:56



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$630,000 - \$680,000

Median Townhouse Price

22/06/2023 - 21/06/2024: \$682,000

Comparable Properties

11/63 Pine St RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$663,500

Method:

Date: 15/06/2024

Property Type: Townhouse (Single)



98 Whitelaw St RESERVOIR 3073 (REI)

Agent Comments

3 2 1

Price: \$675,000

Method: Private Sale

Date: 11/06/2024

Property Type: Townhouse (Single)

Land Size: 160 sqm approx



2/10 Crevelli St RESERVOIR 3073 (REI)

Agent Comments

3 3 2

Price: \$640,000

Method: Auction Sale

Date: 09/03/2024

Rooms: 6

Property Type: Townhouse (Res)

Account - Love & Co