

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

14 Asquith Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$970,000 & \$1,050,000

Median sale price

Median price \$922,000 Property Type House Suburb Reservoir

Period - From 01/10/2023 to 31/12/2023 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	54 Dundee St RESERVOIR 3073	\$1,195,000	14/10/2023
2	17 Gellibrand Cr RESERVOIR 3073	\$1,190,000	07/12/2023
3	82 Purinuan Rd RESERVOIR 3073	\$950,000	17/11/2023

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:

21/02/2024 13:20



Property Type: House

Land Size: 1037 sqm approx

Agent Comments

Comparable Properties

54 Dundee St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,195,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 835 sqm approx



17 Gellibrand Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,190,000

Method: Sold Before Auction

Date: 07/12/2023

Rooms: 6

Property Type: House (Res)

Land Size: 893 sqm approx



82 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 17/11/2023

Property Type: House (Res)

Land Size: 890 sqm approx