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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	n \$970,000		&		\$1,050,0	00		
Median sale p	rice							
Median price	\$922,000	Pro	operty Type	Hou	se		Suburb	Reservoir
Period - From	01/10/2023	to	31/12/2023		So	urce	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:

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Property Type: House **Land Size:** 1037 sqm approx Agent Comments Indicative Selling Price \$970,000 - \$1,050,000 Median House Price December quarter 2023: \$922,000

Comparable Properties

54 Dundee St RESERVOIR 3073 (REI/VG) 4 🙀 2 🏟 7	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) 4 1 2 - Price: \$1,190,000 Method: Sold Before Auction Date: 07/12/2023 Rooms: 6 Property Type: House (Res) Land Size: 893 sqm approx	Agent Comments		
82 Purinuan Rd RESERVOIR 3073 (REI) 4 1 3 Price: \$950,000 Method: Private Sale Date: 17/11/2023 Property Type: House (Res) Land Size: 890 sqm approx	Agent Comments		



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