## 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	/17 Newton Street, Reservoir Vic 3073
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#### Indicative selling price

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

Range between \$500,000 & \$550,0
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### Median sale price

Median price \$642,000	Pro	operty Type Ur	it	5	Suburb	Reservoir
Period - From 01/01/2025	to	31/03/2025	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

Address of comparable property		Price	Date of sale
1	3/46 Ashton St RESERVOIR 3073	\$525,000	24/03/2025
2	3/34 Drysdale St RESERVOIR 3073	\$535,000	07/06/2025
3	6/15-17 Chaleyer St RESERVOIR 3073	\$550,500	10/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/06/2025 13:59





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**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** March quarter 2025: \$642,000



Property Type: Unit **Agent Comments** 

# Comparable Properties



3/46 Ashton St RESERVOIR 3073 (REI/VG)

2

Price: \$525,000 Method: Private Sale Date: 24/03/2025 Property Type: Unit

Land Size: 147 sqm approx

**Agent Comments** 



3/34 Drysdale St RESERVOIR 3073 (REI)

2

Agent Comments

Price: \$535,000 Method: Private Sale Date: 07/06/2025 Property Type: Unit



6/15-17 Chaleyer St RESERVOIR 3073 (REI)

Price: \$550,500 Method: Auction Sale Date: 10/05/2025

**Agent Comments** 

Property Type: Unit

Account - Jellis Craig | P: 03 9070 5095





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