

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

2/100 CHEDDAR ROAD 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2021

to

30 Sep 2022

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

5/54 DUMBARTON STREET RESERVOIR VIC 3073	\$540,000	06-May-22
1/70 MIRANDA ROAD RESERVOIR VIC 3073	\$570,000	12-Jul-22
8/27-29 MIRANDA ROAD RESERVOIR VIC 3073	\$540,000	30-Jul-22

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: 08 October 2022



**5/54 DUMBARTON STREET
RESERVOIR VIC 3073**

2 1 1

Sold Price **\$540,000** Sold Date **06-May-22**

Distance **0.84km**



**1/70 MIRANDA ROAD RESERVOIR
VIC 3073**

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **12-Jul-22**

Distance **1.02km**



**8/27-29 MIRANDA ROAD
RESERVOIR VIC 3073**

2 1 1

Sold Price **\$540,000** Sold Date **30-Jul-22**

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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