

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

3/54 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/39 MARCHANT AVENUE RESERVOIR VIC 3073	\$650,000	13-Jul-24
4/75 ST VIGEONS ROAD RESERVOIR VIC 3073	\$677,888	27-Jul-24
4/63 DUNDEE STREET RESERVOIR VIC 3073	\$725,000	12-Oct-24

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: 09 December 2024



**3/39 MARCHANT AVENUE
RESERVOIR VIC 3073**

 2  2  1

Sold Price **\$650,000** Sold Date **13-Jul-24**

Distance **0.58km**



**4/75 ST VIGEONS ROAD
RESERVOIR VIC 3073**

 2  1  1

Sold Price **\$677,888** Sold Date **27-Jul-24**

Distance **0.81km**



**4/63 DUNDEE STREET RESERVOIR
VIC 3073**

 2  1  1

Sold Price **\$725,000** Sold Date **12-Oct-24**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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