Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 3/121 Cheddar Road, Reservoir Vic 3073 |
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| |

Indicative selling price

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

| Range between | \$580,000 | & | \$600,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$613,750 | Pro | perty Type | Jnit | | Suburb | Reservoir |
|---------------|------------|-----|------------|------|-------|--------|-----------|
| Period - From | 01/07/2023 | to | 30/09/2023 | Sc | ource | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 5/59 Pickett St RESERVOIR 3073 | \$605,000 | 23/09/2023 |
| 2 | 2/24 Lucille Av RESERVOIR 3073 | \$598,000 | 21/10/2023 |
| 3 | 4/37 Purinuan Rd RESERVOIR 3073 | \$580,500 | 26/08/2023 |

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: | 16/11/2023 15:30 |
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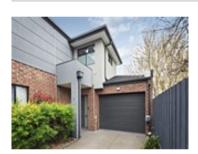




Property Type: Unit **Agent Comments**

Indicative Selling Price \$580,000 - \$600,000 **Median Unit Price** September quarter 2023: \$613,750

Comparable Properties



5/59 Pickett St RESERVOIR 3073 (REI)





Price: \$605,000 Method: Auction Sale Date: 23/09/2023

Property Type: Townhouse (Res)

Agent Comments



2/24 Lucille Av RESERVOIR 3073 (REI)

——— 2







Price: \$598,000 Method: Auction Sale Date: 21/10/2023

Property Type: Townhouse (Res)

Agent Comments



4/37 Purinuan Rd RESERVOIR 3073 (REI/VG)

Price: \$580.500 Method: Auction Sale Date: 26/08/2023

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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