

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

3/15 Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$370,000

&

\$390,000

Median sale price

Median price \$613,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2023

to 31/12/2023

Source 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 | 5/6 Storey Rd RESERVOIR 3073 | \$405,000 | 21/11/2023 |
| 2 | 2/39 Hickford St RESERVOIR 3073 | \$382,000 | 20/12/2023 |
| 3 | | | |

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:

12/02/2024 15:24



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000
Median Unit Price
December quarter 2023: \$613,000

Comparable Properties

5/6 Storey Rd RESERVOIR 3073 (VG)

Agent Comments

 2  -  -

Price: \$405,000
Method: Sale
Date: 21/11/2023
Property Type: Strata Unit - Conjoined



2/39 Hickford St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$382,000
Method: Private Sale
Date: 20/12/2023
Property Type: Unit

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. These are the two most accurate results.

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