

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/59 Cheddar Road, Reservoir

Indicative selling price

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

or range between \$390,000 & \$429,000

Median sale price

Median price \$555,000 *Unit X Suburb RESERVOIR
Period - From June 2017 to Sept 2017 Source REIV propertydata.com.au

Comparable property sales

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
2/138 Rathcown Road, Reservoir	\$423,000	16/9/17
3/80 Delaware Street, Reservoir	\$407,000	20/5/17
2/15-16 Macartney Street, Reservoir	\$369,000	27/5/17

Property data source: REIV propertydata.com.au. Generated on: 20/11/2017