

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

5-15-17 Chaleyer Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$540,000

&

\$580,000

Median sale price

Median price

\$613,750

Property Type

Unit

Suburb

Reservoir

Period - From

01/07/2023

to

30/09/2023

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	3/123 Boldrewood Pde RESERVOIR 3073	\$580,000	11/11/2023
2	5/48 Chaleyer St RESERVOIR 3073	\$560,000	21/07/2023
3	5/13 Newton St RESERVOIR 3073	\$550,000	29/07/2023

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:

20/11/2023 09:38



Property Type: Unit

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

September quarter 2023: \$613,750

Comparable Properties



3/123 Boldrewood Pde RESERVOIR 3073 (REI) Agent Comments



Price: \$580,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Unit

5/48 Chaleyer St RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$560,000

Method: Sold Before Auction

Date: 21/07/2023

Property Type: Unit

5/13 Newton St RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$550,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Townhouse (Res)

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