

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

3/35 Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Single price

\$565,000

Median sale price

Median price

\$548,000

House

Unit

X

Suburb

Reservoir

Period - From

01/10/2018

to

31/12/2018

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	1/137 Hickford St RESERVOIR 3073	\$587,000	17/11/2018
2	7/4 Pratt St RESERVOIR 3073	\$551,000	13/10/2018
3	5/977-979 High St RESERVOIR 3073	\$540,000	29/10/2018

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.



 2  1  1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$565,000
Median Unit Price
December quarter 2018: \$548,000

Comparable Properties



1/137 Hickford St RESERVOIR 3073 (REI/VG) **Agent Comments**

 2  2  1

Price: \$587,000
Method: Auction Sale
Date: 17/11/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 236 sqm approx



7/4 Pratt St RESERVOIR 3073 (REI/VG) **Agent Comments**

 2  1  1

Price: \$551,000
Method: Auction Sale
Date: 13/10/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 179 sqm approx



5/977-979 High St RESERVOIR 3073 (VG) **Agent Comments**

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Price: \$540,000
Method: Sale
Date: 29/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)