

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

1/157 Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$530,000 & \$550,000

Median sale price

Median price \$612,500 Property Type Unit Suburb Reservoir

Period - From 01/10/2020 to 31/12/2020 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	2/152 St Vigeons Rd RESERVOIR 3073	\$553,000	18/11/2020
2	1/119 Cheddar Rd RESERVOIR 3073	\$549,000	20/02/2021
3	2/23 Miranda Rd RESERVOIR 3073	\$530,000	07/01/2021

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:

06/03/2021 17:32



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Property Type: Unit
Land Size: 227 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$550,000
Median Unit Price
December quarter 2020: \$612,500

Comparable Properties



2/152 St Vigeons Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 2  2  1

Price: \$553,000
Method: Sold Before Auction
Date: 18/11/2020
Rooms: 4
Property Type: Unit



1/119 Cheddar Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$549,000
Method: Auction Sale
Date: 20/02/2021
Rooms: 7
Property Type: Unit



2/23 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$530,000
Method: Private Sale
Date: 07/01/2021
Property Type: Unit