Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/157 Cheddar Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$613,000	Pro	perty 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

7,01	aress of comparable property	1 1100	Date of Sale
1	2/23-25 Grimwade St RESERVOIR 3073	\$681,000	11/09/2023
2	2/59 Pickett St RESERVOIR 3073	\$661,000	03/01/2024
3	2/47 Pickett St RESERVOIR 3073	\$655,000	30/10/2023

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:	06/02/2024 15:25



Date of sale







Indicative Selling Price \$580,000 - \$630,000 Median Unit Price December quarter 2023: \$613,000

Comparable Properties



2/23-25 Grimwade St RESERVOIR 3073 (REI)

<u>•</u> 1

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Agent Comments

Price: \$681,000 Method: Private Sale Date: 11/09/2023 Property Type: Unit



2/59 Pickett St RESERVOIR 3073 (REI/VG)

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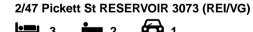


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Price: \$661,000 Method: Private Sale Date: 03/01/2024

Property Type: Townhouse (Res)

Agent Comments





Price: \$655,000 **Method:** Private Sale **Date:** 30/10/2023

Property Type: Townhouse (Single)

Agent Comments

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



