

## 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

3/105 Cheddar Road Reservoir VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Reservoir

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

### 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 6 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 3/11 Elsey Road Reservoir VIC 3073           | \$550,000 | 27-Dec-19 |
| 5/36 Pickett Street Reservoir VIC 3073       | \$547,500 | 08-Jan-20 |
| 5/103-105 St Vigeons Road Reservoir VIC 3073 | \$590,000 | 06-Feb-20 |

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 6 months.~~

This Statement of Information was prepared on: 29 May 2020

Avi Mann

M 0474269237

E avi@mannestateagents.com.au



**3/11 Elsey Road Reservoir VIC 3073** Sold Price **\$550,000** Sold Date **27-Dec-19**

2 1 1

Distance **0.18km**



**5/36 Pickett Street Reservoir VIC 3073** Sold Price **\$547,500** Sold Date **08-Jan-20**

2 1 1

Distance **0.2km**



**5/103-105 St Vigeons Road Reservoir VIC 3073** Sold Price **\$590,000** Sold Date **06-Feb-20**

2 1 1

Distance **0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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