## 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

1/4 Chenies Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ו \$580,000		&		\$620,000			
Median sale price								
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Reservoir
Period - From	08/05/2024	to	07/05/2025		So	urce	Property	/ Data

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	3/161 Rathcown Rd RESERVOIR 3073	\$610,000	03/05/2025
2	3/23 Compton St RESERVOIR 3073	\$640,000	19/04/2025
3	1/1-3 Mcfadzean Av RESERVOIR 3073	\$615,000	16/04/2025

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:

08/05/2025 17:13









**Property Type:** Unit Agent Comments

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price 08/05/2024 - 07/05/2025: \$630,000

# **Comparable Properties**

	3/161 Rathcown Rd RESERVOIR 3073 (REI) 2 1 2 1 Price: \$610,000 Method: Auction Sale Date: 03/05/2025 Rooms: 5 Property Type: Unit	Agent Comments
Parcourts	3/23 Compton St RESERVOIR 3073 (REI) 2 1 2 2 Price: \$640,000 Method: Auction Sale Date: 19/04/2025 Property Type: Unit Land Size: 165 sqm approx	Agent Comments
	1/1-3 Mcfadzean Av RESERVOIR 3073 (REI)   2 1   Price: \$615,000   Method: Private Sale   Date: 16/04/2025   Property Type: Unit	Agent Comments

### Account - VICPROP | P: 03 8888 1011



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