

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 between \$580,000 & \$620,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Reservoir

Period - From 08/05/2024

to 07/05/2025

Source 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.

	Address 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



2
 1
 1

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)

Agent Comments

2
 1
 1

Price: \$610,000

Method: Auction Sale

Date: 03/05/2025

Rooms: 5

Property Type: Unit



3/23 Compton St RESERVOIR 3073 (REI)

Agent Comments

2
 1
 2

Price: \$640,000

Method: Auction Sale

Date: 19/04/2025

Property Type: Unit

Land Size: 165 sqm approx



1/1-3 Mcfadzean Av RESERVOIR 3073 (REI)

Agent Comments

2
 1
 1

Price: \$615,000

Method: Private Sale

Date: 16/04/2025

Property Type: Unit

Account - VICPROP | P: 03 8888 1011