

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

2/53 Chaleyer Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$360,000

&

\$390,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2024

to 31/12/2024

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	7/226 Gower St PRESTON 3072	\$395,000	27/12/2024
2	2/7 Lane Cr RESERVOIR 3073	\$490,000	04/11/2024
3	2/2 Bernard St RESERVOIR 3073	\$391,000	05/10/2024

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:

06/03/2025 14:20



Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
December quarter 2024: \$645,000

Comparable Properties



7/226 Gower St PRESTON 3072 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 27/12/2024
Property Type: Unit



2/7 Lane Cr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 04/11/2024
Property Type: Unit



2/2 Bernard St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$391,000
Method: Auction Sale
Date: 05/10/2024
Rooms: 3
Property Type: Unit

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