

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

28 CHEDDAR ROAD RESERVOIR VIC 3073

Indicative selling price

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

Single Price

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Reservoir

Period-from

01 Apr 2024

to

31 Mar 2025

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

29 CHEDDAR ROAD RESERVOIR VIC 3073	\$785,000	22-Feb-25
1 ORANGE AVENUE RESERVOIR VIC 3073	\$830,000	10-Dec-24
1 ORRONG AVENUE RESERVOIR VIC 3073	\$900,000	07-Mar-25

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.~~

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29 CHEDDAR ROAD RESERVOIR VIC 3073

3 2 1

Sold Price

^{RS}

\$785,000

Sold Date

22-Feb-25

Distance

0.11km



1 ORANGE AVENUE RESERVOIR VIC 3073

3 2 2

Sold Price

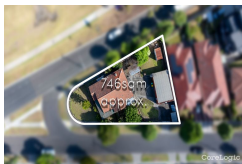
\$830,000

Sold Date

10-Dec-24

Distance

0.08km



1 ORRONG AVENUE RESERVOIR VIC 3073

3 1 2

Sold Price

^{RS}

\$900,000

Sold Date

07-Mar-25

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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