## 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

29 Chenies Street, Reservoir Vic 3073

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$680,000		&		\$700,000				
Median sale price									
Median price	\$910,000	Pro	Property Type		House		Suburb	Reservoir	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	14 Summerhill Rd RESERVOIR 3073	\$747,000	10/05/2025
2	35 Boldrewood Pde RESERVOIR 3073	\$696,000	03/05/2025
3	9 Clements Gr RESERVOIR 3073	\$725,000	03/05/2025

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:

13/05/2025 10:54









**Property Type:** Agent Comments Indicative Selling Price \$680,000 - \$700,000 Median House Price March quarter 2025: \$910,000

# **Comparable Properties**

14 Summerhill Rd RESERVOIR 3073 (REI)   1 1 2   Price: \$747,000   Method: Auction Sale   Date: 10/05/2025   Property Type: House (Res)   Land Size: 674 sqm approx	Agent Comments
35 Boldrewood Pde RESERVOIR 3073 (REI)   3 1 2   Price: \$696,000   Method: Auction Sale   Date: 03/05/2025   Property Type: House (Res)   Land Size: 696 sqm approx	Agent Comments
9 Clements Gr RESERVOIR 3073 (REI) 2 1 2 4 Price: \$725,000 Method: Auction Sale Date: 03/05/2025 Property Type: House Land Size: 608 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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