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	3/121 Cheddar Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$550,000	&	\$580,000
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Median sale price

Median price	\$645,000	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/7 Elsey Rd RESERVOIR 3073	\$607,000	15/03/2025
2	2/32 Orrong Av RESERVOIR 3073	\$579,000	04/03/2025
3	3/146-148 Hickford St RESERVOIR 3073	\$585,000	09/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/03/2025 14:27
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Property Type: Unit **Agent Comments**

Indicative Selling Price \$550,000 - \$580,000 **Median Unit Price** December quarter 2024: \$645,000

Comparable Properties



2/7 Elsey Rd RESERVOIR 3073 (REI)

Agent Comments

Price: \$607,000 Method: Auction Sale Date: 15/03/2025

Property Type: Townhouse (Res)



2/32 Orrong Av RESERVOIR 3073 (REI)

2





Agent Comments

Price: \$579,000 Method: Private Sale Date: 04/03/2025

Property Type: Townhouse (Res)



3/146-148 Hickford St RESERVOIR 3073 (REI)



Agent Comments

Price: \$585,000 Method: Auction Sale Date: 09/11/2024

Property Type: Townhouse (Res)

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





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