

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

1/105 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Reservoir

Period-from

01 Apr 2023

to

31 Mar 2024

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

4/38 PICKETT STREET RESERVOIR VIC 3073	\$590,000	05-Mar-24
2/5 BIRAN COURT RESERVOIR VIC 3073	\$578,000	21-Mar-24
2/24 LUCILLE AVENUE RESERVOIR VIC 3073	\$598,000	21-Oct-23

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.

This Statement of Information was prepared on: 05 April 2024



4/38 PICKETT STREET RESERVOIR VIC 3073

2 1 1

Sold Price

^{RS} **\$590,000**

Sold Date **05-Mar-24**

Distance **0.24km**



2/5 BIRAN COURT RESERVOIR VIC 3073

2 1 -

Sold Price

^{RS} **\$578,000**

Sold Date **21-Mar-24**

Distance **0.73km**



2/24 LUCILLE AVENUE RESERVOIR VIC 3073

2 1 1

Sold Price

\$598,000

Sold Date **21-Oct-23**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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