

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

2/43 Chaleyer Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$580,000 & \$600,000

Median sale price

Median price \$612,750 Property Type Unit Suburb Reservoir

Period - From 23/04/2023 to 22/04/2024 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	2/80 Delaware St RESERVOIR 3073	\$652,500	20/04/2024
2	2/24 Boldrewood Pde RESERVOIR 3073	\$615,000	13/04/2024
3	190a Broadway RESERVOIR 3073	\$607,500	13/04/2024

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:

23/04/2024 14:00



Property Type: Townhouse
(Conjoined)

Agent Comments

Comparable Properties



2/80 Delaware St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$652,500

Method: Auction Sale

Date: 20/04/2024

Rooms: 6

Property Type: Townhouse (Res)



2/24 Boldrewood Pde RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)



190a Broadway RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$607,500

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)