

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$785,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

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

5 WHITE STREET RESERVOIR VIC 3073	\$785,000	17-Nov-23
1A ELSEY ROAD RESERVOIR VIC 3073	\$808,000	07-Oct-23
51 WATTLE GROVE RESERVOIR VIC 3073	\$820,000	30-Dec-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: 01 April 2024

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**5 WHITE STREET RESERVOIR VIC 3073**

Sold Price

**\$785,000**

Sold Date

**17-Nov-23**

3

1

2

Distance

**0.21km**



**1A ELSEY ROAD RESERVOIR VIC 3073**

Sold Price

**\$808,000**

Sold Date

**07-Oct-23**

3

1

2

Distance

**0.77km**



**51 WATTLE GROVE RESERVOIR VIC 3073**

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**30-Dec-23**

3

1

2

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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