Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/15 Cheddar Road, Reservoir Vic 3073
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Indicative selling price

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

Range between \$400,000 & \$440,000	Range between	\$400,000	&	\$440,000
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Median sale price

Median price \$620,500	Pro	operty Type U	nit	5	Suburb	Reservoir
Period - From 01/04/202	to	30/06/2023	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.

Address of comparable property

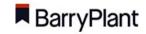
Add	dress of comparable property	Price	Date of sale
1	2/91 Pine St RESERVOIR 3073	\$465,000	22/07/2023
2	1/1 Emma Av RESERVOIR 3073	\$450,000	29/07/2023
3	4/1041 High St RESERVOIR 3073	\$425,000	21/06/2023

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:	06/09/2023 11:46









Property Type:Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price June quarter 2023: \$620,500

Comparable Properties



2/91 Pine St RESERVOIR 3073 (REI)

2



6

Price: \$465,000 Method: Auction Sale Date: 22/07/2023 Property Type: Unit **Agent Comments**



1/1 Emma Av RESERVOIR 3073 (REI/VG)

– 2







Price: \$450,000 Method: Auction Sale Date: 29/07/2023 Property Type: Unit **Agent Comments**

4/1041 High St RESERVOIR 3073 (REI)



€ 1

Price: \$425,000 Method: Private Sale Date: 21/06/2023 Property Type: Unit Agent Comments

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



