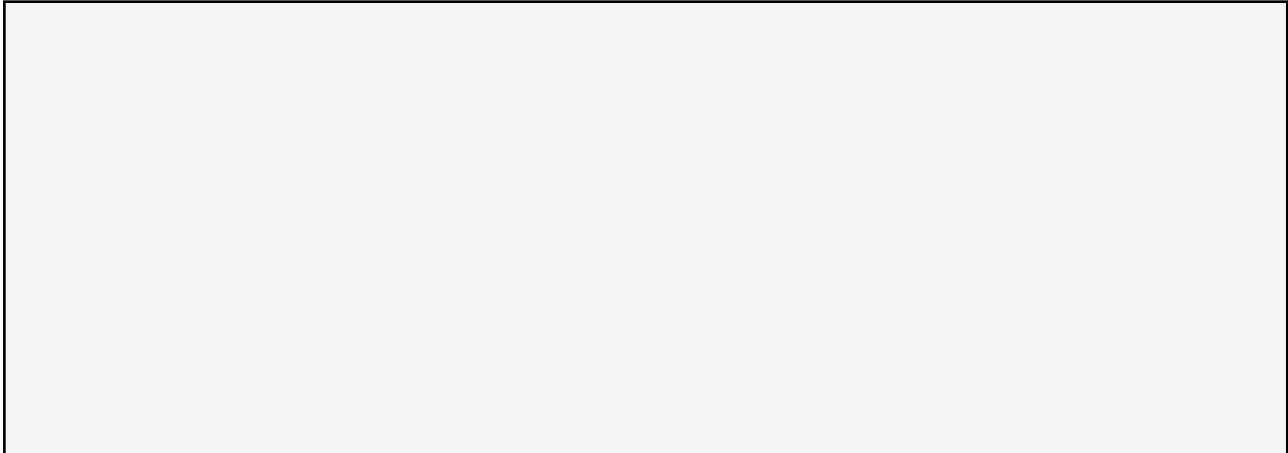


# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act



### Property offered for sale

Address  
Including suburb and  
postcode

5/53 CHALEYER STREET, RESERVOIR, VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$370,000 to \$405,000

### Median sale price

Median price \$620,000

Property type

Unit

Suburb

RESERVOIR

Period 01 April 2023 to 31 March 2024

Source



### Comparable property sales

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

3/27 LANE CRES, RESERVOIR, VIC 3073	\$407,000	03/11/2023
4/97-99 WHITELAW ST, RESERVOIR, VIC 3073	\$432,500	03/04/2024
5/22 EPSTEIN ST, RESERVOIR, VIC 3073	*\$400,000	13/03/2024

This Statement of Information was prepared on:

11/06/2024