

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 65 Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$800,000 & \$860,000

Median sale price

Median price \$870,000 Property Type House Suburb Reservoir

Period - From 01/07/2022 to 30/06/2023 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	117 Crookston Rd RESERVOIR 3073	\$836,000	19/04/2023
2	34 Cheddar Rd RESERVOIR 3073	\$865,000	04/05/2023
3			

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: 12/09/2023 08:22



Property Type: House (Previously Occupied - Detached)
Land Size: 852 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$860,000
Median House Price
Year ending June 2023: \$870,000

Comparable Properties

117 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$836,000
Method:
Date: 19/04/2023
Property Type: House

34 Cheddar Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$865,000
Method:
Date: 04/05/2023
Property Type: House

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089