

# 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

113 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)

Single price \$800,000

### Median sale price

Median price \$735,000

Property Type House

Suburb Reservoir

Period - From 01/07/2018

to 30/06/2019

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	100 Cheddar Rd RESERVOIR 3073	\$920,000	05/09/2019
2	100 Miranda Rd RESERVOIR 3073	\$770,000	07/09/2019
3	8 Greenock St RESERVOIR 3073	\$730,000	21/09/2019

**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:

23/09/2019 10:34



 3    1    2

**Property Type:** House (Res)

**Land Size:** 754 sqm approx

Agent Comments

**Indicative Selling Price**

\$800,000

**Median House Price**

Year ending June 2019: \$735,000

## Comparable Properties



100 Cheddar Rd RESERVOIR 3073 (REI)

Agent Comments

 2    1    1

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 05/09/2019

**Rooms:** 3

**Property Type:** House (Res)

100 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

 2    1    2

**Price:** \$770,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** House

**Land Size:** 743 sqm approx

8 Greenock St RESERVOIR 3073 (REI)

Agent Comments

 3    1    2

**Price:** \$730,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 559 sqm approx