

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

96B Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$735,000

House

X

Unit

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	8 Mcshane St RESERVOIR 3073	\$740,000	19/07/2019
2	86 St Vigeons Rd RESERVOIR 3073	\$730,000	17/08/2019
3	12 Liston Av RESERVOIR 3073	\$717,000	03/08/2019

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.

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 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 598 sqm approx
Agent Comments

Indicative Selling Price
\$750,000
Median House Price
Year ending June 2019: \$735,000

Comparable Properties



8 Mcshane St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$740,000
Method: Private Sale
Date: 19/07/2019
Rooms: -
Property Type: House

86 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

 4  1  1

Price: \$730,000
Method: Auction Sale
Date: 17/08/2019
Rooms: -
Property Type: House (Res)
Land Size: 748 sqm approx



12 Liston Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$717,000
Method: Auction Sale
Date: 03/08/2019
Rooms: 5
Property Type: House (Res)
Land Size: 544 sqm approx