

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

1/40 Cheddar Road, Reservoir Vic 3073

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$550,000

Median sale price

Median price \$542,250

House

Unit

X

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		
2		
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.



3 1 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000
Median Unit Price
Year ending June 2019: \$542,250

Comparable Properties



1/41 Dundee St RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$590,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 4
Property Type: Unit
Land Size: 280 sqm approx



1/132 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

3 2 1

Price: \$545,000
Method: Private Sale
Date: 04/08/2019
Rooms: 5
Property Type: Unit
Land Size: 273 sqm approx

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.