

# 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

3/70 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 \$415,000

### Median sale price

Median price \$620,500

Property Type Unit

Suburb Reservoir

Period - From 01/04/2023

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	2/3 Lowell Av KINGSBURY 3083	\$430,000	18/08/2023
2	4/1041 High St RESERVOIR 3073	\$425,000	21/06/2023
3	1/1039 High St RESERVOIR 3073	\$400,000	25/05/2023

**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:

28/08/2023 09:46



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$415,000

Median Unit Price

June quarter 2023: \$620,500

## Comparable Properties



2/3 Lowell Av KINGSBURY 3083 (REI)

Agent Comments

2 1 1

Price: \$430,000

Method: Private Sale

Date: 18/08/2023

Property Type: Villa

4/1041 High St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$425,000

Method: Private Sale

Date: 21/06/2023

Property Type: Unit



1/1039 High St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$400,000

Method: Sold Before Auction

Date: 25/05/2023

Property Type: Unit

Account - Love & Co