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	5/35-37 CHEDDAR ROAD RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$625,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,500	Property type	Unit	Suburb	Reservoir
Period-from	01 Sep 2021	to	31 Aug 2022	Source	Corelogic

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 6 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
4/51 CHEDDAR ROAD RESERVOIR VIC 3073	$627,500	15-Aug-22
1B PALM AVENUE RESERVOIR VIC 3073	$605,000	26-Jul-22
2/178 PURINUAN ROAD RESERVOIR VIC 3073	$620,000	28-May-22

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 6 months.~~

This Statement of Information was prepared on: 19 September 2022

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4/51 CHEDDAR ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$627,500** Sold Date **15-Aug-22**

Distance **0.13km**



1B PALM AVENUE RESERVOIR VIC 3073

2 1 2

Sold Price RS **$605,000** UN Sold Date **26-Jul-22**

Distance **0.25km**



2/178 PURINUAN ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$620,000** Sold Date **28-May-22**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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