

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

153 Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$670,000

&

\$720,000

Median sale price

Median price

\$861,000

House

X

Unit

Suburb

Reservoir

Period - From

01/07/2017

to

30/09/2017

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	21 Lloyd Av RESERVOIR 3073	\$720,000	05/08/2017
2	47 Keon Pde RESERVOIR 3073	\$715,000	14/10/2017
3	2a Locher Av RESERVOIR 3073	\$690,000	11/11/2017

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 2 2

Rooms:
Property Type: House (Res)
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$720,000
Median House Price
September quarter 2017: \$861,000

Comparable Properties



21 Lloyd Av RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 3

Price: \$720,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 560 sqm approx



47 Keon Pde RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$715,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 575 sqm approx



2a Locher Av RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$690,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: House (Res)