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	122-124 Cheddar Road, Reservoir Vic 3073

Indicative selling price

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

Range between $460,000 & $506,000

Median sale price

Median price $550,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2018 to 30/09/2019 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	1/95 Arundel Av RESERVOIR 3073	$505,000	26/10/2019
2	4/119 Hickford St RESERVOIR 3073	$470,000	20/07/2019
3	1/145 Cheddar Rd RESERVOIR 3073	$455,000	24/08/2019

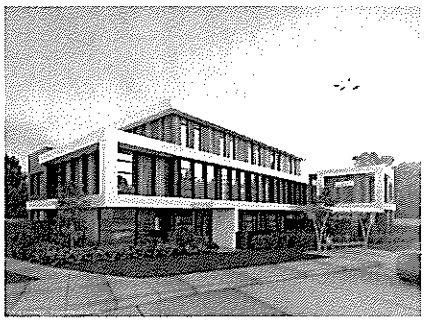
OR

~~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.~~

This Statement of Information was prepared on: 18/01/2020 10:09

122-124 Cheddar Road, Reservoir Vic 3073

Ray Mascaro
Real Estate Service with Excellence



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Property Type: Land (Res)
Land Size: 906 sqm approx

Agent Comments

Indicative Selling Price
$460,000 - $506,000
Median Unit Price
Year ending September 2019: $550,000

Comparable Properties

1/95 Arundel Av RESERVOIR 3073 (REI)

2 2 1

Price: $505,000
Method: Private Sale
Date: 26/10/2019
Rooms: 5
Property Type: Townhouse (Res)

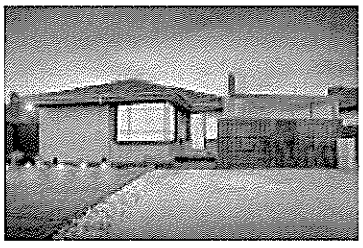
Agent Comments

4/119 Hickford St RESERVOIR 3073 (REI/VG)

2 1 1

Price: $470,000
Method: Auction Sale
Date: 20/07/2019
Rooms: 3
Property Type: Townhouse (Res)

Agent Comments



1/145 Cheddar Rd RESERVOIR 3073 (REI/VG)

2 1 1

Price: $455,000
Method: Private Sale
Date: 24/08/2019
Rooms: 4
Property Type: Unit
Land Size: 116 sqm approx

Agent Comments

Account - Ray Mascaro & Co | P: 03 94607422 | F: 03 94607634

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.