

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

1/24 Miranda Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$585,000 House Unit X Suburb Reservoir

Period - From 01/10/2017 to 31/12/2017 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	1/123 Boldrewood Pde RESERVOIR 3073	\$630,000	25/11/2017
2	1/64 Purinuan Rd RESERVOIR 3073	\$620,000	26/08/2017
3	3/47 Burbank Dr RESERVOIR 3073	\$615,000	14/12/2017

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  - 

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$570,000 - \$600,000
Median Unit Price
December quarter 2017: \$585,000

Comparable Properties



1/123 Boldrewood Pde RESERVOIR 3073 (REI) **Agent Comments**

 3  1  2

Price: \$630,000
Method: Private Sale
Date: 25/11/2017
Rooms: 6
Property Type: Townhouse (Res)



1/64 Purinuan Rd RESERVOIR 3073 (REI/VG) **Agent Comments**

 3  1  2

Price: \$620,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: Unit



3/47 Burbank Dr RESERVOIR 3073 (REI) **Agent Comments**

 3  2  1

Price: \$615,000
Method: Sold Before Auction
Date: 14/12/2017
Rooms: 5
Property Type: Unit
Land Size: 244 sqm approx