

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

53 Miranda Road, Reservoir Vic 3073

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$840,000

House

X

Unit

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	34 Elsey Rd RESERVOIR 3073	\$811,000	15/09/2017
2	187 Purinuan Rd RESERVOIR 3073	\$730,000	21/10/2017
3	97 Cheddar Rd RESERVOIR 3073	\$730,000	21/10/2017

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.



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  1
  2

Rooms:**Property Type:** House (Res)**Land Size:** 750 sqm approx

Agent Comments

Indicative Selling Price

\$725,000

Median House Price

December quarter 2017: \$840,000

Comparable Properties

34 Elsey Rd RESERVOIR 3073 (VG)

Agent Comments

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Price: \$811,000**Method:** Sale**Date:** 15/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 611 sqm approx**187 Purinuan Rd RESERVOIR 3073 (REI/VG)**

Agent Comments

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  1
  2

Price: \$730,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 529 sqm approx**97 Cheddar Rd RESERVOIR 3073 (REI/VG)**

Agent Comments

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  1
  1

Price: \$730,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 657 sqm approx