

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

1/37 Miranda 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

or range
between

\$685,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Other

Suburb

Reservoir

Period-from

01 Oct 2019

to

30 Sep 2020

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

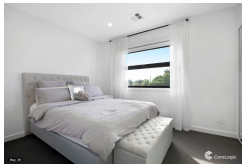
Date of sale

1/105 Barton Street Reservoir VIC 3073	\$816,000	21-Jul-20
1/80 Northernhay Street Reservoir VIC 3073	\$758,000	20-May-20
1/4 Elliot Street Reservoir VIC 3073	\$700,000	09-May-20

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: 01 October 2020



1/105 Barton Street Reservoir VIC 3073

Sold Price

\$816,000

Sold Date

21-Jul-20

 3  2  2

Distance

2.2km



1/80 Northernhay Street Reservoir VIC 3073

Sold Price

\$758,000

Sold Date

20-May-20

 3  2  2

Distance

2.29km



1/4 Elliot Street Reservoir VIC 3073

Sold Price

\$700,000

Sold Date

09-May-20

 3  2  2

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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