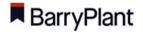
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered for s	sale							
Address Including suburb and postcode		83 Miranda	83 Miranda Road, Reservoir Vic 3073						
Indicati	ve selling pric	ce							
For the m	neaning of this p	orice see co	nsumer.vic.gov.a	u/underquot	ting				
Range between \$850,000			&	\$890,000					
Median sale price									
Media	n price \$930,00	00 P	roperty Type Ho	use		Suburb	Reservoir		
Period	- From 01/01/2	2021 to	31/03/2021	So	ource	REIV			
Comparable property sales (*Delete A or B below as applicable)									
ł	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						P	rice	Date of sale	
1									
2									
3									
OR									
	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:						05/05/2021 12:54		









Property Type: House Land Size: 743 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$890,000 Median House Price March quarter 2021: \$930,000

Comparable Properties

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.

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



