

## 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

4 Miranda Road, Reservoir Vic 3073

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$760,000

**Median sale price**

Median price \$750,000

House

X

Unit

Suburb Reservoir

Period - From 01/10/2018

to

31/12/2018

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	66 Dumbarton St RESERVOIR 3073	\$796,000	21/01/2019
2	47 Purinuan Rd RESERVOIR 3073	\$765,000	27/11/2018
3	45 Tunaley Pde RESERVOIR 3073	\$740,500	06/10/2018

**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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**Indicative Selling Price**

\$760,000

**Median House Price**

December quarter 2018: \$750,000



 3  1  3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 740 sqm approx

Agent Comments

## Comparable Properties



66 Dumbarton St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

**Price:** \$796,000

**Method:** Private Sale

**Date:** 21/01/2019

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 858 sqm approx



47 Purinuan Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  3

**Price:** \$765,000

**Method:** Private Sale

**Date:** 27/11/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 750 sqm approx

45 Tunaley Pde RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

**Price:** \$740,500

**Method:** Auction Sale

**Date:** 06/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 590 sqm approx