

Harry Kontossis 9460 5066 0419 337 719 hkontossis@barryplant.com.au

### 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

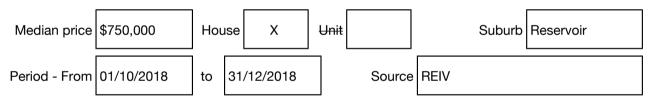
4 Miranda Road, Reservoir Vic 3073

#### Indicative selling price

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

Single price \$760,000

#### Median sale price



#### 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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 4 Miranda Road, Reservoir Vic 3073







Rooms: Property Type: House (Res) Land Size: 740 sqm approx Agent Comments Harry Kontossis 9460 5066 0419 337 719 hkontossis@barryplant.com.au

Indicative Selling Price \$760,000 Median House Price December quarter 2018: \$750,000

## **Comparable Properties**

	66 Dumbarton St RESERVOIR 3073 (REI/VG)	Agent Comments
TO THE MAN	<b>Price:</b> \$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
1	<b>1 6 3</b> 3	
	Price: \$765,000	_
	Method: Private Sale	
and the second sec	Date: 27/11/2018 Rooms: 4	
	Property Type: House (Res)	
	Land Size: 750 sqm approx	
	45 Tunaley Pde RESERVOIR 3073 (REI/VG)	Agent Comments
	<b>1 1 2</b>	
	Price: \$740,500	_
	Method: Auction Sale	
	Date: 06/10/2018	
	Rooms: -	
	Property Type: House (Res) Land Size: 590 sqm approx	

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