

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

3/24 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

\$508,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2019

to

29 Feb 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

6/23 Miranda Road Reservoir VIC 3073	\$512,000	28-Feb-19
1/22 Hickford Street Reservoir VIC 3073	\$511,000	24-Aug-19

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.

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Brad Carlin-Smith

M 0466605522

E bcarlinsmith@thehopkinsgroup.com.au

**6/23 Miranda Road Reservoir VIC
3073**

Sold Price

\$512,000

Sold Date

28-Feb-19

2

1

1

Distance

0.07km**1/22 Hickford Street Reservoir VIC
3073**

Sold Price

\$511,000

Sold Date

24-Aug-19

2

1

2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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