

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 1/27 Miranda Road, Reservoir Vic 3073

Indicative selling price

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

Single price \$579,000

Median sale price

Median price \$589,501 House Unit X Suburb Reservoir

Period - From 01/01/2018 to 31/03/2018 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	4/8 Barton St RESERVOIR 3073	\$580,000	17/03/2018
2	11/59 St Vigeons Rd RESERVOIR 3073	\$580,000	03/03/2018
3	3/41 Hobbs Cr RESERVOIR 3073	\$595,000	26/05/2018

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.~~

1/27 Miranda Road, Reservoir Vic 3073



2 2 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$579,000
Median Unit Price
March quarter 2018: \$589,501

Comparable Properties



4/8 Barton St RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$580,000
Method: Sold Before Auction
Date: 17/03/2018
Rooms: -
Property Type: Townhouse (Res)



11/59 St Vigeons Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 2

Price: \$580,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 3
Property Type: Unit
Land Size: 230 sqm approx



3/41 Hobbs Cr RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$595,000
Method: Auction Sale
Date: 26/05/2018
Rooms: -
Property Type: Unit