

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

6/58 Miranda Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$395,000

&

\$434,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/10/2022

to

31/12/2022

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	6/16 Elsey Rd RESERVOIR 3073	\$482,000	19/10/2022
2	7/58 Miranda Rd RESERVOIR 3073	\$460,000	26/10/2022
3	2/66 Darebin Blvd RESERVOIR 3073	\$445,000	10/12/2022

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.~~

This Statement of Information was prepared on:

25/03/2023 15:55



 2
  1
  1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$395,000 - \$434,000

Median Unit Price

December quarter 2022: \$595,000

Comparable Properties



6/16 Elsey Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$482,000

Method: Private Sale

Date: 19/10/2022

Property Type: Unit



7/58 Miranda Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$460,000

Method: Private Sale

Date: 26/10/2022

Property Type: Unit



2/66 Darebin Blvd RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$445,000

Method: Sold Before Auction

Date: 10/12/2022

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888