

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



81 MIRANDA ROAD, RESERVOIR, VIC 3073 🕮 3 🕒 2





Indicative Selling Price

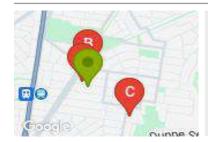
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$800,000 to \$880,000

Provided by: Joe Torzillo , Ray White Bundoora

MEDIAN SALE PRICE



RESERVOIR, VIC, 3073

Suburb Median Sale Price (House)

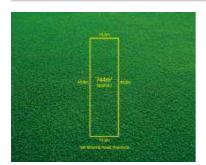
\$900,000

01 October 2023 to 30 September 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



106 MIRANDA RD, RESERVOIR, VIC 3073







Sale Price

\$827,000

Sale Date: 13/07/2024

Distance from Property: 109m





117 HICKFORD ST, RESERVOIR, VIC 3073







Sale Price

\$850,000

Sale Date: 03/07/2024

Distance from Property: 272m





7 CROOKSTON RD, RESERVOIR, VIC 3073







Sale Price

\$840.000

Sale Date: 22/07/2024

Distance from Property: 702m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

81 MIRANDA ROAD, RESERVOIR, VIC 3073

Indicative selling price

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

Price Range: \$800,000 to \$880,000

Median sale price

Median price	\$900,000	Property type	House	S	Suburb	RESERVOIR
Period	01 October 2023 to 30 September 2024		Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
106 MIRANDA RD, RESERVOIR, VIC 3073	\$827,000	13/07/2024
117 HICKFORD ST, RESERVOIR, VIC 3073	\$850,000	03/07/2024
7 CROOKSTON RD, RESERVOIR, VIC 3073	\$840,000	22/07/2024

This Statement of Information was prepared on:

11/11/2024

