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

41 Miranda Road, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,000,000		&		\$1,100,0	00		
Median sale price								
Median price	\$872,000	Pro	operty Type	Hous	se		Suburb	Reservoir
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	22 Aberdeen St RESERVOIR 3073	\$1,155,000	14/08/2021
2	44 Miranda Rd RESERVOIR 3073	\$1,077,500	04/06/2021
3	86 Miranda Rd RESERVOIR 3073	\$1,050,000	05/06/2021

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:

08/10/2021 13:29









Property Type: House (Res) Land Size: 892 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending June 2021: \$872,000

Comparable Properties

22 Aberdeen St RESERVOIR 3073 (REI) 3 1 6 Price: \$1,155,000 Method: Auction Sale Date: 14/08/2021 Property Type: House (Res) Land Size: 1021 sqm approx	Agent Comments
44 Miranda Rd RESERVOIR 3073 (REI) 3 1 2 Price: \$1,077,500 Method: Sold Before Auction Date: 04/06/2021 Property Type: House (Res) Land Size: 893 sqm approx	Agent Comments
86 Miranda Rd RESERVOIR 3073 (REI/VG) 3 1 2 Price: \$1,050,000 Method: Auction Sale Date: 05/06/2021 Property Type: House (Res) Land Size: 743 sqm approx	Agent Comments

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





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