

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 between \$1,000,000 & \$1,100,000

Median sale price

Median price \$872,000 Property Type House Suburb Reservoir

Period - From 01/07/2020 to 30/06/2021 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	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



 2  1  2

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)

Agent Comments

 3  1  6

Price: \$1,155,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)

Land Size: 1021 sqm approx



44 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$1,077,500

Method: Sold Before Auction

Date: 04/06/2021

Property Type: House (Res)

Land Size: 893 sqm approx



86 Miranda Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,050,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House (Res)

Land Size: 743 sqm approx

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