

# 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

3/15 Miranda Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb Reservoir

Period - From 01/04/2024

to 30/06/2024

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	4/16 Jinghi Rd RESERVOIR 3073	\$500,000	01/10/2024
2	5/88 Purinuan Rd RESERVOIR 3073	\$545,500	07/09/2024
3	4/4 Pratt St RESERVOIR 3073	\$530,000	08/08/2024

**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:

07/10/2024 14:51



Property Type:  
Agent Comments

Indicative Selling Price  
\$500,000 - \$550,000  
Median Unit Price  
June quarter 2024: \$630,000

## Comparable Properties



4/16 Jinghi Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$500,000  
Method: Private Sale  
Date: 01/10/2024  
Property Type: Unit



5/88 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$545,500  
Method: Auction Sale  
Date: 07/09/2024  
Property Type: Unit



4/4 Pratt St RESERVOIR 3073 (REI)

Agent Comments



Price: \$530,000  
Method: Private Sale  
Date: 08/08/2024  
Property Type: Unit

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