Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/15 Miranda Road, Reservoir Vic 3073

Indicative selling price

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

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

Median sale price

Median price	\$630,000	Pro	perty Type U	nit		Suburb	Reservoir
Period - From	01/04/2024	to	30/06/2024	So	ource	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

Add	dress 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 comparableproperties 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









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

Comparable Properties



4/16 Jinghi Rd RESERVOIR 3073 (REI)

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

Agent Comments



5/88 Purinuan Rd RESERVOIR 3073 (REI)





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

Agent Comments



4/4 Pratt St RESERVOIR 3073 (REI)





Price: \$530.000 Method: Private Sale Date: 08/08/2024 Property Type: Unit

Agent Comments

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





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