

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

2/24 Miranda Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2022

to 31/12/2022

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	1/12 Lane Cr RESERVOIR 3073	\$736,000	25/01/2023
2	1a Judges Ct RESERVOIR 3073	\$710,000	05/11/2022
3	46 Cheddar Rd RESERVOIR 3073	\$695,000	09/12/2022

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:

27/02/2023 13:18



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2022: \$595,000

Comparable Properties



1/12 Lane Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$736,000

Method: Private Sale

Date: 25/01/2023

Property Type: Townhouse (Res)



1a Judges Ct RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 05/11/2022

Property Type: Townhouse (Res)



46 Cheddar Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 09/12/2022

Property Type: Townhouse (Single)

Land Size: 196 sqm approx