### 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	2/23 Miranda Road, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$577,500	Pro	perty Type Uni	t		Suburb	Reservoir
Period - From	01/10/2019	to	30/09/2020	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.

#### Address of comparable property

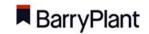
Add	dress of comparable property	Price	Date of sale
1	2/24 Don St, Reservoir, Vic 3073, Australia	\$557,000	05/12/2020
2	3/63 Crookston Rd, Reservoir, Vic 3073, Australia	\$516,000	28/11/2020
3	4/59 St Vigeons Rd RESERVOIR 3073	\$527,000	04/09/2020

#### 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:	10/12/2020 14:46





Harry Kontossis 9460 5066 0419 337 719 hkontossis@barryplant.com.au

Indicative Selling Price \$520,000 - \$550,000 Median Unit Price Year ending September 2020: \$577,500



# Property Type: Strata Unit Conjoined

Agent Comments

## Comparable Properties

2/24 Don St, Reservoir, Vic 3073, Australia

(REI)

2 = 2

Price: \$557,000 Method: Date: 05/12/2020

Property Type: Townhouse (Single)

**Agent Comments** 

3/63 Crookston Rd, Reservoir, Vic 3073,

Australia (REI)

**1** 2 **1** 6

Price: \$516,000 Method: Date: 28/11/2020

Property Type: Townhouse (Single)

**Agent Comments** 



4/59 St Vigeons Rd RESERVOIR 3073 (REI/VG) Agent Comments

**1** 2 **1** 6

Price: \$527,000

Method: Sold Before Auction

Date: 04/09/2020 Rooms: 4

Property Type: Unit

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



