

# 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

2/23 Miranda Road, Reservoir Vic 3073

### Indicative selling price

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

Range between \$520,000 & \$550,000

### Median sale price

Median price \$577,500

Property Type Unit

Suburb Reservoir

Period - From 01/10/2019

to 30/09/2020

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	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 comparable properties 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

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**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)**

Agent Comments



**Price:** \$557,000

**Method:**

**Date:** 05/12/2020

**Property Type:** Townhouse (Single)

**3/63 Crookston Rd, Reservoir, Vic 3073, Australia (REI)**

Agent Comments



**Price:** \$516,000

**Method:**

**Date:** 28/11/2020

**Property Type:** Townhouse (Single)



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

Agent Comments



**Price:** \$527,000

**Method:** Sold Before Auction

**Date:** 04/09/2020

**Rooms:** 4

**Property Type:** Unit