

## 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  
1/27 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 \$540,000 & \$590,000

#### Median sale price

Median price \$579,000 House Unit X Suburb Reservoir

Period - From 01/04/2017 to 31/03/2018 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	3/153 Rathcown Rd RESERVOIR 3073	\$555,000	12/12/2017
2	2/7 Oconnor St RESERVOIR 3073	\$575,000	20/11/2017
3	4/8 Barton St RESERVOIR 3073	\$580,000	17/03/2018

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.~~

1/27 Miranda Road, Reservoir Vic 3073



 2  2  1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 207 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$590,000  
**Median Unit Price**  
Year ending March 2018: \$579,000

## Comparable Properties



**3/153 Rathcown Rd RESERVOIR 3073 (REI/VG)** **Agent Comments**

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**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 12/12/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 200 sqm approx



**2/7 Oconnor St RESERVOIR 3073 (REI/VG)** **Agent Comments**

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**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 20/11/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**4/8 Barton St RESERVOIR 3073 (REI)** **Agent Comments**

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**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)