

## 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

3, 37 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$665,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Other

Suburb

Reservoir

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

### 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 6 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

1/105 Barton Street Reservoir VIC 3073	\$816,000	21-Jul-20
1/80 Northernhay Street Reservoir VIC 3073	\$758,000	20-May-20
1/4 Elliot Street Reservoir VIC 3073	\$700,000	09-May-20

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 6 months.~~

This Statement of Information was prepared on: 01 October 2020



**1/105 Barton Street Reservoir VIC 3073**

 3  2  2

Sold Price

**\$816,000**

Sold Date

**21-Jul-20**

Distance

**2.2km**



**1/80 Northernhay Street Reservoir VIC 3073**

 3  2  2

Sold Price

**\$758,000**

Sold Date

**20-May-20**

Distance

**2.29km**



**1/4 Elliot Street Reservoir VIC 3073**

 3  2  2

Sold Price

**\$700,000**

Sold Date

**09-May-20**

Distance

**1.84km**

RS = Recent sale      UN = Undisclosed Sale

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