

## 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

1/18 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/24 MIRANDA ROAD RESERVOIR VIC 3073	\$690,000	01-Apr-23
2/90 MIRANDA ROAD RESERVOIR VIC 3073	\$675,000	18-Mar-23
2/58 MARCHANT AVENUE RESERVOIR VIC 3073	\$620,000	04-Jul-23

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: 17 August 2023

**2/24 MIRANDA ROAD RESERVOIR  
VIC 3073**

3 2 1

Sold Price

**\$690,000**

Sold Date

**01-Apr-23**

Distance

**0.09km****2/90 MIRANDA ROAD RESERVOIR  
VIC 3073**

3 2 1

Sold Price

**\$675,000**

Sold Date

**18-Mar-23**

Distance

**0.67km****2/58 MARCHANT AVENUE  
RESERVOIR VIC 3073**

3 2 1

Sold Price

**\$620,000**

Sold Date

**04-Jul-23**

Distance

**1.11km**

RS = Recent sale

UN = Undisclosed Sale

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