

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

3/65 Miranda Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Reservoir

Period - From 01/01/2024 to 31/03/2024 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	4/97-99 Whitelaw St RESERVOIR 3073	\$432,500	03/04/2024
2	2/115 Rathcown Rd RESERVOIR 3073	\$423,500	23/03/2024
3	2/99 Cuthbert Rd RESERVOIR 3073	\$415,000	23/12/2023

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:

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Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
March quarter 2024: \$640,000

Comparable Properties



4/97-99 Whitelaw St RESERVOIR 3073 (REI)

Agent Comments



Price: \$432,500

Method: Private Sale

Date: 03/04/2024

Property Type: Unit



2/115 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$423,500

Method: Auction Sale

Date: 23/03/2024

Property Type: Unit



2/99 Cuthbert Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$415,000

Method: Auction Sale

Date: 23/12/2023

Property Type: Unit

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