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	14 MIRANDA ROAD RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	House	Suburb	Reservoir
Period-from	01 Aug 2023	to	31 Jul 2024	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
34 RAMLEH ROAD RESERVOIR VIC 3073	$820,000	22-Jun-24
48 BANFF STREET RESERVOIR VIC 3073	$871,500	12-Aug-23
24 CROOKSTON ROAD RESERVOIR VIC 3073	$979,000	25-May-24

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: 10 August 2024

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34 RAMLEH ROAD RESERVOIR VIC 3073 Sold Price **$820,000** Sold Date **22-Jun-24**

3 1 4 Distance **0.34km**



48 BANFF STREET RESERVOIR VIC 3073 Sold Price **$871,500** Sold Date **12-Aug-23**

3 1 2 Distance **0.35km**



24 CROOKSTON ROAD RESERVOIR VIC 3073 Sold Price RS **$979,000** Sold Date **25-May-24**

2 1 1 Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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