

John Paul Mitilineos
9460 6511
0411759 111
johnpaul.m@lovere.com.au

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
March quarter 2017: \$555,000



Rooms:
Property Type:
Land Size:
Agent Comments

Comparable Properties

1/6 Corvey Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$640,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: Unit
Land Size:



1/1a McCrae St RESERVOIR 3073 (REI)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size:



2/21 Banff St RESERVOIR 3073 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 06/03/2017
Rooms: -
Property Type: Unit
Land Size: 256 sqm

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: 1/74 Miranda Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price: \$555,000 Unit: X Suburb: Reservoir
Period - From: 01/01/2017 to: 31/03/2017 Source: REIV

Comparable property sales

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
1/6 Corvey Rd RESERVOIR 3073	\$640,000	22/04/2017
1/1a McCrae St RESERVOIR 3073	\$600,000	25/03/2017
2/21 Banff St RESERVOIR 3073	\$560,000	06/03/2017