

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

1/10 Goulburn Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$600,500 Property Type Unit Suburb Reservoir

Period - From 01/04/2020 to 31/03/2021 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	5/25 Crookston Rd RESERVOIR 3073	\$420,000	07/06/2021
2	2/178 Dunne St KINGSBURY 3083	\$390,000	29/04/2021
3	2/45 Marchant Av RESERVOIR 3073	\$420,000	13/04/2021

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:

15/07/2021 12:49



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$360,000 - \$380,000
Median Unit Price
Year ending March 2021: \$600,500

Comparable Properties

5/25 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$420,000
Method: Sold Before Auction
Date: 07/06/2021
Property Type: Unit



2/178 Dunne St KINGSBURY 3083 (REI)

Agent Comments



Price: \$390,000
Method: Sold Before Auction
Date: 29/04/2021
Property Type: Apartment



2/45 Marchant Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$420,000
Method: Sold Before Auction
Date: 13/04/2021
Property Type: Apartment