Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/10 Goulburn Avenue, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$550,000					
Median sale p	rice									
Median price	\$652,000	Pro	operty Type	Unit			Suburb	Reservoir		
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	4/5 Crabtree Ct RESERVOIR 3073	\$600,000	27/11/2021
2	3/43 Yarra Av RESERVOIR 3073	\$565,000	13/10/2021
3	3/3 Arcadia Av RESERVOIR 3073	\$555,000	20/10/2021

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:

28/01/2022 09:40



3/10 Goulburn Avenue, Reservoir Vic 3073

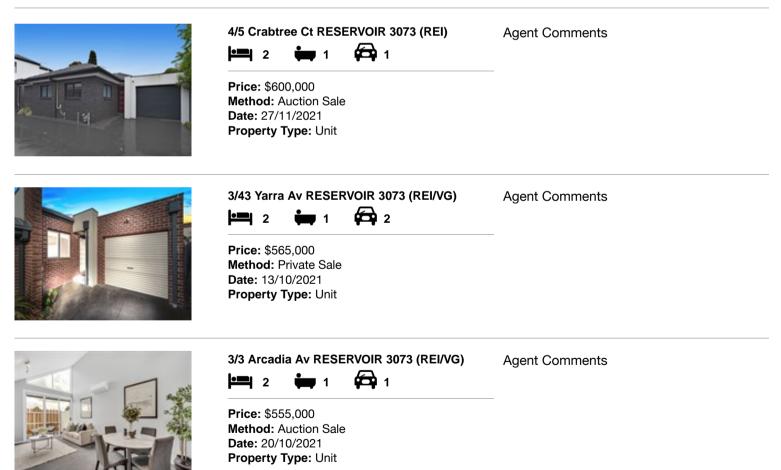






Rooms: 5 Property Type: Unit Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending December 2021: \$652,000

Comparable Properties



Account - Barry Plant | P: 03 94605066 | F: 03 94605100



property data

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