

# Statement of Information for Residential Property

19 Goulburn Grove, Yallambie Vic 3085



4 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 910  
**Agent Comments**  
In-ground pool

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2016: \$800,000

## Comparable Properties



**34 Beattie St MONTMORENCY 3094 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 17/12/2016  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 816 sqm



**24 Hoban Av MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

3 1 2

This property does not have a pool

**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 03/12/2016  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 767 sqm



**28 Alexandra St GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

4 2 2

This property does not have a pool

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 28/05/2016  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 954 sqm

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.