

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	2/33 Goulburn Avenue, Reservoir Vic 3073
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Indicative selling price

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

Range between	\$580,000	&	\$628,000
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Median sale price

Median price	\$700,000	Property Type	Townhouse	Suburb	Reservoir
Period - From	08/04/2021	to	07/04/2022	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	5/43 St Vigeons Rd RESERVOIR 3073	\$640,000	09/10/2021
2	2/34 Drysdale St RESERVOIR 3073	\$632,500	01/01/2022
3	1/38 Macartney St RESERVOIR 3073	\$615,000	03/11/2021

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: 08/04/2022 09:40

2/33 Goulburn Avenue, Reservoir Vic 3073



Property Type:

Agent Comments

Indicative Selling Price

\$580,000 - \$628,000

Median Townhouse Price

08/04/2021 - 07/04/2022: \$700,000

Comparable Properties

5/43 St Vigeons Rd RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 09/10/2021

Property Type: Townhouse (Res)

2/34 Drysdale St RESERVOIR 3073 (VG)

Agent Comments



Price: \$632,500

Method: Sale

Date: 01/01/2022

Property Type: Townhouse (Conjoined)

1/38 Macartney St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 03/11/2021

Property Type: Townhouse (Res)

Account - Ray Mascaro & Co | P: 03 94607422 | F: 03 94607634



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