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

16 Goulburn Avenue, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$990,000		&		\$1,089,000				
Median sale price									
Median price	\$915,000	Pro	Property Type		House		Suburb	Reservoir	
Period - From	01/04/2025	to	30/06/2025		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	dress of comparable property	Price	Date of sale
1	2 Clunes St KINGSBURY 3083	\$1,200,000	19/06/2025
2	22 Keilor Av RESERVOIR 3073	\$1,066,000	24/05/2025
3	31 Rathcown Rd RESERVOIR 3073	\$1,000,000	19/03/2025

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:

21/07/2025 11:00



♥ I C P R O P





Property Type: House Land Size: 697 sqm approx Agent Comments Maggie Sun 0425 790 930 0425 790 930 Maggie.Sun@vicprop.com.au

> Indicative Selling Price \$990,000 - \$1,089,000 Median House Price June quarter 2025: \$915,000

Comparable Properties

2 Clunes St KINGSBURY 3083 (REI) B 2 3 3 Price: \$1,200,000 Method: Private Sale Date: 19/06/2025 Rooms: 10 Property Type: House (Res) Land Size: 816 sqm approx	Agent Comments
22 Keilor Av RESERVOIR 3073 (REI) 5 1 5 5 Price: \$1,066,000 Method: Auction Sale Date: 24/05/2025 Property Type: House (Res) Land Size: 592 sqm approx	Agent Comments
31 Rathcown Rd RESERVOIR 3073 (REI/VG) 5 2 6 Price: \$1,000,000 Method: Private Sale Date: 19/03/2025 Property Type: House (Res) Land Size: 750 sqm approx	Agent Comments 3beds+1bath in main house 2beds+1bath in Granny Flat

Account - VICPROP | P: 03 8888 1011



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