

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

50 Goulburn Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,295,000

&

\$1,395,000

Median sale price

Median price \$871,750

Property Type House

Suburb Reservoir

Period - From 01/10/2022

to

30/09/2023

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	94 Winter Cr RESERVOIR 3073	\$1,350,000	05/08/2023
2	5 Highview Rd PRESTON 3072	\$1,369,000	17/06/2023
3	5 Josephine Gr PRESTON 3072	\$1,386,500	26/08/2023

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:

17/10/2023 11:10

50 Goulburn Avenue, Reservoir Vic 3073



 5  2  4

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000 - \$1,395,000
Median House Price
Year ending September 2023: \$871,750

Comparable Properties

94 Winter Cr RESERVOIR 3073 (REI)

Agent Comments

 4  2  4

Price: \$1,350,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 628 sqm approx



5 Highview Rd PRESTON 3072 (REI)

Agent Comments

 3  1  1

Price: \$1,369,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 568 sqm approx



5 Josephine Gr PRESTON 3072 (REI)

Agent Comments

 3  2  2

Price: \$1,386,500
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 94598111



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