

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

179 Watsonia Road, Watsonia Vic 3087

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Watsonia

Period - From 01/04/2019

to 31/03/2020

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	62 Sellars St WATSONIA NORTH 3087	\$675,000	11/05/2020
2	2/184 Henry St GREENSBOROUGH 3088	\$665,000	16/05/2020
3	2/31 Grace St WATSONIA 3087	\$625,000	14/03/2020

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:

09/06/2020 11:41



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Rooms: 4

Property Type: Townhouse

Land Size: n/a sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median Unit Price

Year ending March 2020: \$620,000

Comparable Properties



62 Sellars St WATSONIA NORTH 3087 (REI)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 11/05/2020

Property Type: Townhouse (Res)



2/184 Henry St GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 1

Price: \$665,000

Method: Private Sale

Date: 16/05/2020

Property Type: Unit



2/31 Grace St WATSONIA 3087 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 3

Property Type: Unit

Land Size: 378 sqm approx