

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 Walpole Court, Watsonia Vic 3087

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$695,000

House

X

Unit

Suburb

Watsonia

Period - From

01/04/2019

to

30/06/2019

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	2 Manfred St WATSONIA 3087	\$658,000	04/06/2019
2	6 Rasheda St WATSONIA 3087	\$630,000	13/04/2019
3	6 Yerrawa Dr WATSONIA 3087	\$620,000	26/06/2019

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.



3 1 1

Rooms:
Property Type: House
Land Size: 582 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
June quarter 2019: \$695,000

Comparable Properties



2 Manfred St WATSONIA 3087 (REI/VG)

Agent Comments

3 1 2

Price: \$658,000
Method: Private Sale
Date: 04/06/2019
Rooms: -
Property Type: House
Land Size: 727 sqm approx



6 Rasheda St WATSONIA 3087 (REI/VG)

Agent Comments

3 1 1

Price: \$630,000
Method: Auction Sale
Date: 13/04/2019
Rooms: 4
Property Type: House (Res)
Land Size: 662 sqm approx



6 Yerrawa Dr WATSONIA 3087 (REI/VG)

Agent Comments

3 1 1

Price: \$620,000
Method: Private Sale
Date: 26/06/2019
Rooms: 5
Property Type: House (Res)
Land Size: 557 sqm approx