

David Moxon 9467 5444 0413 673 636 dmoxon@barryplant.com.au

## 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<br>Including suburb and<br>postcode | 3 Michelle Avenue, Watsonia North Vic 3087       |  |  |  |  |  |  |
| Indicative selling price                    | ce<br>price see consumer.vic.gov.au/underguoting |  |  |  |  |  |  |

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## Median sale price

Range between \$750,000

| Median price  | \$740,000  | Hou | ıse | х        | Unit |        |      | Suburb | Watsonia North |
|---------------|------------|-----|-----|----------|------|--------|------|--------|----------------|
| Period - From | 01/10/2016 | to  | 30/ | /09/2017 |      | Source | REIV |        |                |

\$825,000

## 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.

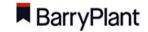
| Ad | dress of comparable property      | Price     | Date of sale |
|----|-----------------------------------|-----------|--------------|
| 1  | 22 Meakin St WATSONIA NORTH 3087  | \$825,000 | 15/09/2017   |
| 2  | 6 Damien Ct WATSONIA NORTH 3087   | \$806,000 | 07/10/2017   |
| 3  | 37 Huntley St WATSONIA NORTH 3087 | \$790,000 | 08/07/2017   |

### 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.







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**Indicative Selling Price** \$750,000 - \$825,000 **Median House Price** Year ending September 2017: \$740,000





Rooms:

Property Type: House Land Size: 650 sqm approx

**Agent Comments** 

## Comparable Properties



22 Meakin St WATSONIA NORTH 3087 (REI)

**---** 3

Price: \$825,000 Method: Private Sale Date: 15/09/2017

Rooms: -

Property Type: House (Res) Land Size: 675 sqm approx

6 Damien Ct WATSONIA NORTH 3087 (REI)



Price: \$806.000 Method: Auction Sale Date: 07/10/2017

Rooms: 6

Property Type: House (Res) Land Size: 534 sqm approx

37 Huntley St WATSONIA NORTH 3087





Price: \$790,000 Method: Auction Sale Date: 08/07/2017 Rooms: 5

Property Type: House (Res) Land Size: 527 sqm approx

**Agent Comments** 

Agent Comments

**Agent Comments** 



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