

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

3 Michelle Avenue, Watsonia North Vic 3087

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$740,000

House

X

Unit

Suburb

Watsonia North

Period - From

01/10/2016

to

30/09/2017

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	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



 4  2  2

Rooms:

Property Type: House

Land Size: 650 sqm approx

[Agent Comments](#)

Comparable Properties



22 Meakin St WATSONIA NORTH 3087 (REI)

[Agent Comments](#)

 3  2  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)

[Agent Comments](#)

 4  2  2

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 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$790,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 527 sqm approx