

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

11 Middleton Street, Watsonia North Vic 3087

Indicative selling price

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

Range between

\$585,000

&

\$635,000

Median sale price

Median price

\$781,000

House

X

Unit

Suburb

Watsonia North

Period - From

01/01/2018

to

31/12/2018

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	68 Middleton St WATSONIA NORTH 3087	\$635,000	04/12/2018
2	15 Busst Dr WATSONIA NORTH 3087	\$633,000	08/11/2018
3	23 Byrne Cr WATSONIA NORTH 3087	\$595,000	25/11/2018

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  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 568 sqm approx

Agent Comments

Indicative Selling Price

\$585,000 - \$635,000

Median House Price

Year ending December 2018: \$781,000

Comparable Properties



68 Middleton St WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 3  1  1

Price: \$635,000

Method: Expression of Interest

Date: 04/12/2018

Rooms: 5

Property Type: House

Land Size: 544 sqm approx



15 Busst Dr WATSONIA NORTH 3087 (REI/VG) **Agent Comments**

 3  1  -

Price: \$633,000

Method: Private Sale

Date: 08/11/2018

Rooms: 4

Property Type: House

Land Size: 534 sqm approx



23 Byrne Cr WATSONIA NORTH 3087 (REI/VG) **Agent Comments**

 3  2  2

Price: \$595,000

Method: Private Sale

Date: 25/11/2018

Rooms: 5

Property Type: House

Land Size: 634 sqm approx