

Rina Ma 03 9467 5444 0477 773 333 rma@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 sal	Property	offered	for	sale
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Address	7 Curtis Avenue, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
Range between	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$790,000	Hou	se X	Unit		Suburb	Watsonia
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.

Ad	dress of comparable property	Price	Date of sale
1	2 Rushworth St WATSONIA 3087	\$1,063,000	11/11/2017
2	270 Nell St.W WATSONIA 3087	\$1,055,000	18/11/2017
3	96 Watsonia Rd WATSONIA 3087	\$1,000,000	21/10/2017

OR

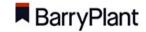
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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\$1,000,000 - \$1,100,000 **Median House Price**

Indicative Selling Price

Year ending September 2017: \$790,000



Rooms:

Property Type: House Land Size: 630 sqm approx

Agent Comments

Comparable Properties



2 Rushworth St WATSONIA 3087 (REI)





Price: \$1,063,000 Method: Auction Sale Date: 11/11/2017

Rooms: -

Property Type: House (Res) Land Size: 605 sqm approx

Agent Comments



270 Nell St.W WATSONIA 3087 (REI)

=3



Price: \$1,055,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: House (Res) Land Size: 721 sqm approx

Agent Comments



96 Watsonia Rd WATSONIA 3087 (REI)





Price: \$1,000,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res) Land Size: 577 sqm approx

Agent Comments

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