

## 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

7 Curtis Avenue, Watsonia Vic 3087

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$790,000 House 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.

	Address 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.~~

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 4  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 630 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending September 2017: \$790,000

## Comparable Properties



**2 Rushworth St WATSONIA 3087 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$1,063,000  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx



**270 Nell St.W WATSONIA 3087 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$1,055,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 721 sqm approx



**96 Watsonia Rd WATSONIA 3087 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx