

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

87 Edmund Rice Parade, Watsonia North Vic 3087

Indicative selling price

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

Range between \$780,000 & \$858,000

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	9 Binnak Dr WATSONIA NORTH 3087	\$875,000	02/08/2017
2	9 Naughtin Ct WATSONIA NORTH 3087	\$847,500	03/06/2017
3	57 Sellars St WATSONIA NORTH 3087	\$800,000	03/06/2017

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: 616 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$858,000
Median House Price
Year ending September 2017: \$740,000

Comparable Properties



9 Binnak Dr WATSONIA NORTH 3087 (REI)

Agent Comments

 4  2  2

Price: \$875,000
Method: Private Sale
Date: 02/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



9 Naughtin Ct WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 4  2  2

Price: \$847,500
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 673 sqm approx



57 Sellars St WATSONIA NORTH 3087 (REI/VG) **Agent Comments**

 4  2  2

Price: \$800,000
Method: Sold Before Auction
Date: 03/06/2017
Rooms: 8
Property Type: House (Res)
Land Size: 777 sqm approx