

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 Richards Avenue, Watsonia Vic 3087

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$759,512

House

X

Unit

Suburb

Watsonia

Period - From

01/04/2018

to

31/03/2019

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	161 Grimshaw St GREENSBOROUGH 3088	\$895,000	12/03/2019
2	9 Charles St GREENSBOROUGH 3088	\$855,000	23/02/2019
3	3 Munro St MACLEOD 3085	\$850,000	18/04/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1109 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending March 2019: \$759,512

Comparable Properties



161 Grimshaw St GREENSBOROUGH 3088 (REI)

[Agent Comments](#)



Price: \$895,000

Method: Private Sale

Date: 12/03/2019

Rooms: 6

Property Type: House (Res)

Land Size: 950 sqm approx



9 Charles St GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)



Price: \$855,000

Method: Auction Sale

Date: 23/02/2019

Rooms: 6

Property Type: House

Land Size: 1019 sqm approx



3 Munro St MACLEOD 3085 (REI)

[Agent Comments](#)



Price: \$850,000

Method: Private Sale

Date: 18/04/2019

Rooms: 3

Property Type: House (Res)

Land Size: 968 sqm approx