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Indicative Selling Price
\$720,000 - \$750,000
Median House Price
Year ending March 2017: \$698,000



Rooms:
Property Type: House
Land Size: 693 sqm
Agent Comments

Comparable Properties

12 High St WATSONIA 3087 (VG)

Agent Comments



Price: \$767,119
Method: Sale
Date: 15/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 693 sqm



25 Bungay St WATSONIA 3087 (REI)

Agent Comments



Price: \$761,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 696 sqm



16 Bungay St WATSONIA 3087 (REI)

Agent Comments



Price: \$730,000
Method: Sold Before Auction
Date: 12/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 543 sqm

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

60 Princes Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$720,000

&

\$750,000

Median sale price

Median price \$698,000

House

X

Suburb Watsonia

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12 High St WATSONIA 3087	\$767,119	15/12/2016
25 Bungay St WATSONIA 3087	\$761,000	22/04/2017
16 Bungay St WATSONIA 3087	\$730,000	12/05/2017