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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

76 Kenmare Street, Watsonia Vic 3087

Indicative selling price

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

Single price

\$689,000

Median sale price

Median price

\$740,000

House

X

Unit

Suburb

Watsonia

Period - From

01/07/2016

to

30/06/2017

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	1/34 Longmuir Rd WATSONIA 3087	\$655,000	15/07/2017
2	5/105 Torbay St MACLEOD 3085	\$611,000	08/07/2017
3	2/63 Devonshire Rd WATSONIA 3087	\$604,000	15/07/2017

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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Indicative Selling Price

\$689,000

Median House Price

Year ending June 2017: \$740,000



2 1 1

Rooms:

Property Type: House (Res)

Land Size: 211 sqm approx

Agent Comments

Comparable Properties



1/34 Longmuir Rd WATSONIA 3087 (REI)

Agent Comments

2 1 1

Price: \$655,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 8

Property Type: Unit



5/105 Torbay St MACLEOD 3085 (REI)

Agent Comments

2 1 1

Price: \$611,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 4

Property Type: Unit



2/63 Devonshire Rd WATSONIA 3087 (REI)

Agent Comments

2 1 1

Price: \$604,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 3

Property Type: Unit