

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

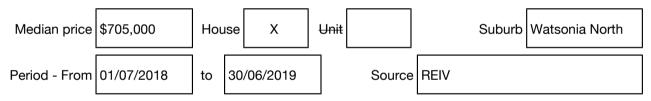
30 Binnak Drive, Watsonia North Vic 3087

Indicative selling price

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

Single price \$885,000

Median sale price



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	39 Collendina Cr GREENSBOROUGH 3088	\$890,000	03/07/2019
2	125 Edmund Rice Pde BUNDOORA 3083	\$887,000	11/05/2019
3	1 Yemaya Ct WATSONIA 3087	\$880,000	14/06/2019

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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

propertydata

Generated: 15/08/2019 13:11

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 702 sqm approx Agent Comments Indicative Selling Price \$885,000 Median House Price Year ending June 2019: \$705,000

Comparable Properties



39 Collendina Cr GREENSBOROUGH 3088 (REI)



Price: \$890,000 Method: Private Sale Date: 03/07/2019 Rooms: -Property Type: House Land Size: 745 sqm approx



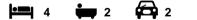
125 Edmund Rice Pde BUNDOORA 3083 (REI) Agent Comments



Price: \$887,000 Method: Auction Sale Date: 11/05/2019 Rooms: 5 Property Type: House (Res) Land Size: 680 sqm approx

Agent Comments

Agent Comments



1 Yemaya Ct WATSONIA 3087 (REI)

Price: \$880,000 Method: Private Sale Date: 14/06/2019 Rooms: -Property Type: House (Res) Land Size: 533 sqm approx

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

Generated: 15/08/2019 13:11



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.