

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

Median price \$705,000

House

X

Unit

Suburb

Watsonia North

Period - From 01/07/2018

to

30/06/2019

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	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.



 4  2  3

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)

Agent Comments

 4  3  2

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

 4  2  2

Price: \$887,000

Method: Auction Sale

Date: 11/05/2019

Rooms: 5

Property Type: House (Res)

Land Size: 680 sqm approx



1 Yemaya Ct WATSONIA 3087 (REI)

Agent Comments

 4  2  2

Price: \$880,000

Method: Private Sale

Date: 14/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 533 sqm approx