

# 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

27 Kenmare Street, Watsonia Vic 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$850,000

### Median sale price

Median price \$753,500 Property Type House Suburb Watsonia

Period - From 01/07/2019 to 30/09/2019 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	127 Torbay St MACLEOD 3085	\$850,000	26/10/2019
2	6 Elder St WATSONIA 3087	\$830,000	12/10/2019
3	9 Westdale Ct WATSONIA 3087	\$810,500	09/11/2019

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.~~

This Statement of Information was prepared on:

13/11/2019 09:55



4   1   2

**Property Type:** House  
**Land Size:** 733 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$790,000 - \$850,000  
**Median House Price**  
 September quarter 2019: \$753,500

## Comparable Properties



**127 Torbay St MACLEOD 3085 (REI)**

**Agent Comments**

4   1   1

**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**6 Elder St WATSONIA 3087 (REI)**

**Agent Comments**

3   2   1

**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx



**9 Westdale Ct WATSONIA 3087 (REI)**

**Agent Comments**

3   1   1

**Price:** \$810,500  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 693 sqm approx