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

1/32 Yerrawa Drive, Watsonia Vic 3087

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$690,000		&		\$740,000			
Median sale pi	rice							
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Watsonia
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/11 Milton St MACLEOD 3085	\$715,000	04/08/2020
2	2/15 Peters St WATSONIA 3087	\$710,000	12/11/2020
3	1/184 Grimshaw St GREENSBOROUGH 3088	\$698,000	17/10/2020

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.

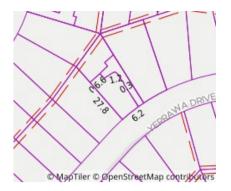
This Statement of Information was prepared on:

28/01/2021 14:38



1/32 Yerrawa Drive, Watsonia Vic 3087

Darren Jones

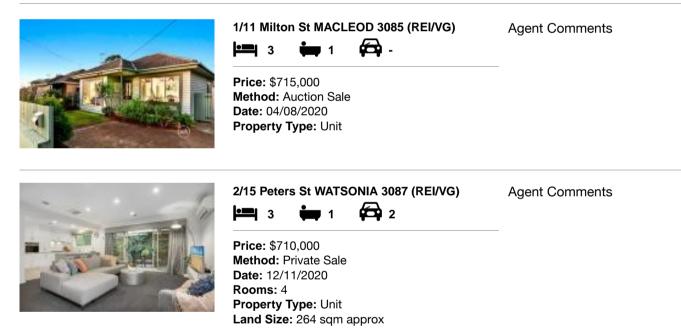




Property Type: Agent Comments Ashley Croall 03 9432 2544 0417 522 941 ashley@darrenjones.com.au

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price Year ending December 2020: \$675,000

Comparable Properties





1/184 Grimshaw St GREENSBOROUGH 3088 Agent Comments (REI/VG)



Price: \$698,000 Method: Sold Before Auction Date: 17/10/2020 Property Type: Unit Land Size: 315 sqm approx

Account - Darren Jones | P: 9432 2544 | F: 9432 2537



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.