

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 consumer.vic.gov.au/underquoting

Range between \$690,000 & \$740,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Watsonia

Period - From 01/01/2020 to 31/12/2020 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	1/11 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



Property Type:
Agent Comments

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

Comparable Properties



1/11 Milton St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$715,000
Method: Auction Sale
Date: 04/08/2020
Property Type: Unit



2/15 Peters St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 12/11/2020
Rooms: 4
Property Type: Unit
Land Size: 264 sqm approx



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

Agent Comments



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