

Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

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

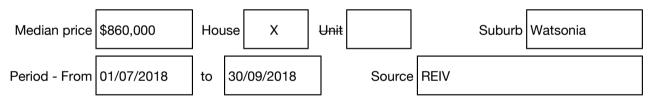
23 Elder Street, Watsonia Vic 3087

Indicative selling price

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

Single price \$1,050,000

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	27 Bungay St WATSONIA 3087	\$1,055,000	16/06/2018
2	7 Curtis Av WATSONIA 3087	\$1,050,000	28/04/2018
3	6 Lyell Pde GREENSBOROUGH 3088	\$1,000,000	08/06/2018

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.

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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. 23 Elder Street, Watsonia Vic 3087







Rooms: Property Type: House (Res) Land Size: 643 sqm approx Agent Comments Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

Indicative Selling Price \$1,050,000 Median House Price September quarter 2018: \$860,000

Comparable Properties

27 Bungay St WATSONIA 3087 (REI) 4 2 3 3 Price: \$1,055,000 Method: Auction Sale Date: 16/06/2018 Rooms: 6 Property Type: House (Res) Land Size: 696 sqm approx	Agent Comments
7 Curtis Av WATSONIA 3087 (REI/VG) 4 2 4 4 Price: \$1,050,000 Method: Auction Sale Date: 28/04/2018 Rooms: 6 Property Type: House (Res) Land Size: 640 sqm approx	Agent Comments
6 Lyell Pde GREENSBOROUGH 3088 (REI/VG) 4 4 3 3 3 3 Price: \$1,000,000 Method: Private Sale Date: 08/06/2018 Rooms: 6 Property Type: House (Res) Land Size: 706 sqm approx	Agent Comments

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REIV 🗢 propertydata

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