

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,050,000

#### Median sale price

Median price \$860,000

House

X

Unit

Suburb

Watsonia

Period - From 01/07/2018

to

30/09/2018

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	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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**Indicative Selling Price**

\$1,050,000

**Median House Price**

September quarter 2018: \$860,000



 3    2    2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 643 sqm approx

Agent Comments

## Comparable Properties



**27 Bungay St WATSONIA 3087 (REI)**

Agent Comments

 4    2    3

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**7 Curtis Av WATSONIA 3087 (REI/VG)**

Agent Comments

 4    2    4

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 28/04/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



**6 Lyell Pde GREENSBOROUGH 3088 (REI/VG)** Agent Comments

 4    3    3

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 08/06/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 706 sqm approx