

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

21 Yerrawa Drive, Watsonia Vic 3087

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$780,500

Property Type

House

Suburb

Watsonia

Period - From

01/07/2019

to

30/06/2020

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.

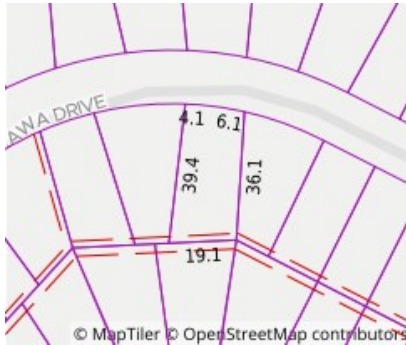
	Address of comparable property	Price	Date of sale
1	18 Gayle St WATSONIA 3087	\$826,000	15/02/2020
2	16 Morwell Av WATSONIA 3087	\$747,000	01/02/2020
3	56 Macorna St WATSONIA NORTH 3087	\$738,000	14/02/2020

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:

27/07/2020 16:04



Property Type: House (Res)
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median House Price
Year ending June 2020: \$780,500

Comparable Properties



18 Gayle St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$826,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)
Land Size: 588 sqm approx



16 Morwell Av WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$747,000
Method: Auction Sale
Date: 01/02/2020
Property Type: House (Res)
Land Size: 375 sqm approx



56 Macorna St WATSONIA NORTH 3087 (REI/VG)

Agent Comments



Price: \$738,000
Method: Auction Sale
Date: 14/02/2020
Rooms: 5
Property Type: House (Res)
Land Size: 540 sqm approx