

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 20 Edmund Rice Parade, Watsonia North Vic 3087

Indicative selling price

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

Range between \$845,000 & \$895,000

Median sale price

Median price \$794,000 House X Unit Suburb Watsonia North

Period - From 01/04/2017 to 31/03/2018 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	10 Longfield Ct WATSONIA NORTH 3087	\$895,000	02/12/2017
2	42 Edmund Rice Pde WATSONIA NORTH 3087	\$870,535	21/04/2018
3	7 Chappell Dr WATSONIA NORTH 3087	\$865,000	17/02/2018

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.



 5
  2
  2

Rooms:**Property Type:** House (Previously Occupied - Detached)**Land Size:** 717 sqm approx

Agent Comments

Indicative Selling Price

\$845,000 - \$895,000

Median House Price

Year ending March 2018: \$794,000

Comparable Properties

**10 Longfield Ct WATSONIA NORTH 3087 (REI/VG)**

Agent Comments

 4
  3
  2

Price: \$895,000**Method:** Auction Sale**Date:** 02/12/2017**Rooms:** 6**Property Type:** House**Land Size:** 669 sqm approx**42 Edmund Rice Pde WATSONIA NORTH 3087 (REI)**

Agent Comments

 3
  2
  2

Price: \$870,535**Method:** Auction Sale**Date:** 21/04/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 761 sqm approx**7 Chappell Dr WATSONIA NORTH 3087 (REI/VG)**

Agent Comments

 4
  2
  2

Price: \$865,000**Method:** Auction Sale**Date:** 17/02/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 501 sqm approx