

#### 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	20 Edmund Rice Parade, Watsonia North Vic 3087
Including suburb and	
postcode	

#### 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	Hou	ise X	Unit		5	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.

Ad	dress 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

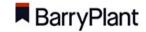
#### OR

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.





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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)



Price: \$895,000 Method: Auction Sale Date: 02/12/2017

Rooms: 6

Property Type: House Land Size: 669 sqm approx Agent Comments



42 Edmund Rice Pde WATSONIA NORTH 3087 Agent Comments

(REI)





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)





Price: \$865.000 Method: Auction Sale Date: 17/02/2018 Rooms: 6

Property Type: House (Res) Land Size: 501 sqm approx

**Agent Comments** 

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