

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

unit 2/14 Daours Court, Watsonia Vic 3087

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000

&

\$583,000

Median sale price

Median price \$568,888

House

Unit

X

Suburb

Watsonia

Period - From 01/07/2016

to 30/06/2017

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	1/111 Nepean St GREENSBOROUGH 3088	\$585,000	15/07/2017
2	16/9-13 Devonshire Rd WATSONIA 3087	\$568,888	26/06/2017
3	3/8 Wattle Dr WATSONIA 3087	\$557,500	25/03/2017

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.~~



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



1/111 Nepean St GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 3

Property Type: Unit

Land Size: 240 sqm approx



16/9-13 Devonshire Rd WATSONIA 3087 (REI)

Agent Comments

2 1 1

Price: \$568,888

Method: Private Sale

Date: 26/06/2017

Rooms: -

Property Type: Unit

Land Size: 148 sqm approx



3/8 Wattle Dr WATSONIA 3087 (REI/VG)

Agent Comments

2 1 1

Price: \$557,500

Method: Auction Sale

Date: 25/03/2017

Rooms: 3

Property Type: Unit