



Marilyn MCGIBBON

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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

2 Rushworth Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$910,000 & \$1,000,000

Median sale price

Median price \$740,000 House X Unit 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	11 Rushworth St WATSONIA 3087	\$1,035,000	07/10/2017
2	12 Nolan CI BUNDOORA 3083	\$1,000,000	29/04/2017
3	5 Daours Ct WATSONIA 3087	\$932,500	22/04/2017

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.~~



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Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

Year ending June 2017: \$740,000



4 2 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 605 sqm approx

Agent Comments

Comparable Properties



11 Rushworth St WATSONIA 3087 (REI)

Agent Comments

3 2 2

Price: \$1,035,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 664 sqm approx



12 Nolan CI BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx



5 Daours Ct WATSONIA 3087 (REI/VG)

Agent Comments

4 2 2

Price: \$932,500

Method: Auction Sale

Date: 22/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 585 sqm approx