# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

327-329 Greensborough Road, Watsonia Vic 3087

#### Indicative selling price

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

Range between \$1,800,000	&	\$1,980,000
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#### Median sale price

Median price	\$850,000	Pro	perty Type	House		Suburb	Watsonia
Period - From	01/07/2020	to	30/06/2021		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

Add	dress of comparable property	Price	Date of sale
1	505 Greensborough Rd GREENSBOROUGH 3088	\$2,820,000	22/06/2021
2	151 Grimshaw St GREENSBOROUGH 3088	\$1,651,000	15/05/2021
3	123 Watsonia Rd WATSONIA 3087	\$1,625,000	01/07/2020

#### OR

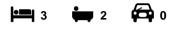
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/08/2021 08:19









Rooms: 4

Property Type: House **Agent Comments** 

**Indicative Selling Price** \$1,800,000 - \$1,980,000 **Median House Price** 

Year ending June 2021: \$850,000

# Comparable Properties

505 Greensborough Rd GREENSBOROUGH

3088 (VG)

Price: \$2,820,000 Method: Sale Date: 22/06/2021

Property Type: Veterinary Surgeons Land Size: 1409 sqm approx

**Agent Comments** 

151 Grimshaw St GREENSBOROUGH 3088

(REI)



Price: \$1.651.000 Method: Auction Sale Date: 15/05/2021

Property Type: House (Res) Land Size: 1342 sqm approx **Agent Comments** 



123 Watsonia Rd WATSONIA 3087 (VG)





Price: \$1,625,000

Land Size: 693 sqm approx

Method: Sale Date: 01/07/2020 Property Type: Clinic - Health Clinic **Agent Comments** 

Account - 11 North Property Group | P: 1300 353 836



