

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

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

Median sale price

Median price \$850,000 Property 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	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 comparable properties 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



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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)

Agent Comments

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Price: \$2,820,000
Method: Sale
Date: 22/06/2021
Property Type: Veterinary Surgeons
Land Size: 1409 sqm approx



151 Grimshaw St GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 1

Price: \$1,651,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 1342 sqm approx



123 Watsonia Rd WATSONIA 3087 (VG)

Agent Comments

3 - -

Price: \$1,625,000
Method: Sale
Date: 01/07/2020
Property Type: Clinic - Health Clinic
Land Size: 693 sqm approx