

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

181 Watsonia Road, Watsonia Vic 3087

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$759,512

House

X

Unit

Suburb

Watsonia

Period - From 01/04/2018

to

31/03/2019

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	39 Middleton St WATSONIA NORTH 3087	\$700,000	06/04/2019
2	68 Middleton St WATSONIA NORTH 3087	\$635,000	04/12/2018
3	15 Busst Dr WATSONIA NORTH 3087	\$633,000	08/11/2018

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.



Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 542 sqm approx

Agent Comments

Comparable Properties



39 Middleton St WATSONIA NORTH 3087 (REI) Agent Comments



Price: \$700,000

Method: Private Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 535 sqm approx



68 Middleton St WATSONIA NORTH 3087 (REI/VG)

Agent Comments



Price: \$635,000

Method: Expression of Interest

Date: 04/12/2018

Rooms: 5

Property Type: House

Land Size: 544 sqm approx



15 Busst Dr WATSONIA NORTH 3087 (REI/VG) Agent Comments



Price: \$633,000

Method: Private Sale

Date: 08/11/2018

Rooms: 4

Property Type: House

Land Size: 534 sqm approx