

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

26 Gresswell Park Drive, Watsonia Vic 3087

Indicative selling price

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

Single price

\$905,000

Median sale price

Median price

\$915,000

Property Type

House

Suburb

Watsonia

Period - From

01/10/2020

to

30/09/2021

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	28 Princes St WATSONIA 3087	\$900,000	26/05/2021
2	2/30 Princes St WATSONIA 3087	\$900,000	29/09/2021
3	4 Reid Wlk MACLEOD 3085	\$895,999	11/05/2021

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:

08/11/2021 10:31



3 2 1

Property Type: House
Land Size: 221 sqm approx
Agent Comments

Indicative Selling Price
\$905,000

Median House Price
Year ending September 2021: \$915,000

Comparable Properties



28 Princes St WATSONIA 3087 (REI/VG)

Agent Comments

3 2 1

Price: \$900,000
Method: Private Sale
Date: 26/05/2021
Rooms: 4
Property Type: House (Res)
Land Size: 275 sqm approx



2/30 Princes St WATSONIA 3087 (REI)

Agent Comments

3 2 1

Price: \$900,000
Method: Private Sale
Date: 29/09/2021
Property Type: Townhouse (Res)



4 Reid Wlk MACLEOD 3085 (REI/VG)

Agent Comments

4 2 2

Price: \$895,999
Method: Private Sale
Date: 11/05/2021
Property Type: Townhouse (Single)
Land Size: 195 sqm approx

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