

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 6 Shannon Crescent, Watsonia Vic 3087

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$830,500

House

X

Unit

Suburb Watsonia

Period - From 01/10/2017

to

30/09/2018

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	33 Curtis Av WATSONIA 3087	\$657,000	30/08/2018
2	31 Plenty La GREENSBOROUGH 3088	\$610,000	31/07/2018
3	15 Victoria St GREENSBOROUGH 3088	\$608,000	06/10/2018

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.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 577 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median House Price

Year ending September 2018: \$830,500

Comparable Properties



33 Curtis Av WATSONIA 3087 (REI)

Agent Comments

 3  1  1

Price: \$657,000

Method: Private Sale

Date: 30/08/2018

Rooms: -

Property Type: House

Land Size: 296 sqm approx



31 Plenty La GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  1

Price: \$610,000

Method: Sold Before Auction

Date: 31/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 380 sqm approx



15 Victoria St GREENSBOROUGH 3088 (REI)

Agent Comments

 2  1  1

Price: \$608,000

Method: Auction Sale

Date: 06/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 534 sqm approx