

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	6 Shannon Crescent, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$620,000	&	\$680,000
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Median sale price

Median price	\$830,500	Hou	ıse 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.

Add	dress 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.













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)





Price: \$657,000 Method: Private Sale Date: 30/08/2018

Rooms: -

Property Type: House Land Size: 296 sqm approx **Agent Comments**



(REI/VG)







Price: \$610.000

Method: Sold Before Auction

Date: 31/07/2018

Rooms: 4

Property Type: House (Res) Land Size: 380 sqm approx

Agent Comments

Agent Comments



15 Victoria St GREENSBOROUGH 3088 (REI)





Price: \$608,000 Method: Auction Sale Date: 06/10/2018

Rooms: 5

Property Type: House (Res) Land Size: 534 sqm approx

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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