

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

13 Dunraven Court, Watsonia North Vic 3087

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$705,000 Property Type House Suburb Watsonia North

Period - From 01/10/2018 to 30/09/2019 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	1 Yemaya Ct WATSONIA 3087	\$880,000	14/06/2019
2	35 Bungay St WATSONIA 3087	\$866,000	21/09/2019
3	45 Stonnington Dr WATSONIA NORTH 3087	\$845,000	25/05/2019

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:

22/10/2019 12:55



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Property Type: Land
Land Size: 763 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending September 2019: \$705,000

Comparable Properties



1 Yemaya Ct WATSONIA 3087 (REI/VG)

Agent Comments

4 2 2

Price: \$880,000
Method: Private Sale
Date: 14/06/2019
Property Type: House (Res)
Land Size: 533 sqm approx



35 Bungay St WATSONIA 3087 (REI)

Agent Comments

4 2 2

Price: \$866,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 698 sqm approx



45 Stonnington Dr WATSONIA NORTH 3087 (REI/VG)

Agent Comments

4 2 2

Price: \$845,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 6
Property Type: House (Res)
Land Size: 602 sqm approx