

## 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

182 Watsonia Road, Watsonia Vic 3087

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000

&

\$715,000

#### Median sale price

Median price \$855,000

House

X

Unit

Suburb

Watsonia

Period - From 01/04/2017

to

31/03/2018

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	7 Bowral Ct BUNDOORA 3083	\$715,000	24/02/2018
2	36 Judith St BUNDOORA 3083	\$669,000	05/05/2018
3	12 Gordon St BUNDOORA 3083	\$661,000	17/02/2018

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:**  
 Agent Comments

**Indicative Selling Price**  
 \$660,000 - \$715,000  
**Median House Price**  
 Year ending March 2018: \$855,000

## Comparable Properties



**7 Bowral Ct BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx



**36 Judith St BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$669,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx



**12 Gordon St BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$661,000  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 590 sqm approx