

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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	182 Watsonia Road, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$660,000	&	\$715,000

Median sale price

Median price	\$855,000	Hou	ıse 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.

Add	dress 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

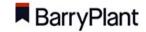
OR

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.





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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)



Price: \$715,000 Method: Auction Sale Date: 24/02/2018 Rooms: 4

Property Type: House (Res) Land Size: 688 sqm approx

Agent Comments



36 Judith St BUNDOORA 3083 (REI)

-3





Price: \$669,000 Method: Auction Sale Date: 05/05/2018

Rooms: 4

Property Type: House (Res) Land Size: 544 sqm approx

Agent Comments



12 Gordon St BUNDOORA 3083 (REI/VG)





Price: \$661,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: Land (Res) Land Size: 590 sqm approx **Agent Comments**

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