

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

12 Gerrard Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$725,500

Property Type House

Suburb Watsonia

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	49 Scotland Av GREENSBOROUGH 3088	\$729,000	26/06/2019
2	4 Glen Valley Ct GREENSBOROUGH 3088	\$720,000	25/05/2019
3	40 Windsor Cr BUNDOORA 3083	\$700,000	16/06/2019

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:

18/11/2019 10:35



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Property Type: House
Land Size: 537 sqm approx
Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

Year ending September 2019: \$725,500

Comparable Properties



49 Scotland Av GREENSBOROUGH 3088
(REI/VG)

Agent Comments

3 1 -

Price: \$729,000
Method: Private Sale
Date: 26/06/2019
Property Type: House
Land Size: 547 sqm approx



4 Glen Valley Ct GREENSBOROUGH 3088
(REI/VG)

Agent Comments

3 1 2

Price: \$720,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 5
Property Type: House (Res)
Land Size: 584 sqm approx



40 Windsor Cr BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000
Method: Private Sale
Date: 16/06/2019
Rooms: 6
Property Type: House (Res)
Land Size: 538 sqm approx