

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

3/39 Princes Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$695,000

&

\$760,000

Median sale price

Median price \$435,000

Property Type Unit

Suburb Watsonia

Period - From 08/11/2018

to

07/11/2019

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	2/157 Henry St GREENSBOROUGH 3088	\$760,000	31/07/2019
2	15/39 William St GREENSBOROUGH 3088	\$745,000	25/09/2019
3	11 Reid Wlk MACLEOD 3085	\$730,000	19/10/2019

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:

08/11/2019 14:02



Rooms: 1
Property Type: Townhouse
 Agent Comments

Indicative Selling Price
 \$695,000 - \$760,000
Median Unit Price
 08/11/2018 - 07/11/2019: \$435,000

Comparable Properties



2/157 Henry St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$760,000
Method: Sold Before Auction
Date: 31/07/2019
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 280 sqm approx



15/39 William St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 25/09/2019
Rooms: 5
Property Type: Townhouse (Single)



11 Reid Wlk MACLEOD 3085 (REI)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 19/10/2019
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 170 sqm approx