

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Temby Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$990,000

&

\$1,050,000

Median sale price

Median price \$721,000

Property Type House

Suburb Watsonia

Period - From 01/07/2018

to 30/06/2019

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	18 Ibbottson St WATSONIA 3087	\$1,050,000	16/04/2019
2	30 Black St WATSONIA 3087	\$1,042,000	01/06/2019
3			

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:

16/09/2019

17 Temby Street, Watsonia Vic 3087



 3  2  2

Property Type: House (Res)

Land Size: 538 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,050,000

Median House Price

Year ending June 2019: \$721,000

Comparable Properties



18 Ibbottson St WATSONIA 3087 (REI)

Agent Comments

 6  2  2

Price: \$1,050,000

Method: Private Sale

Date: 16/04/2019

Rooms: 7

Property Type: House

Land Size: 1200 sqm approx



30 Black St WATSONIA 3087 (REI)

Agent Comments

 3  2  2

Price: \$1,042,000

Method: Auction Sale

Date: 01/06/2019

Property Type: House (Res)

Land Size: 694 sqm approx

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.

Account - Jellis Craig | P: 03 94598111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.