

Loretta Khoo 9467 5444 0437 751 641 Ikhoo@barryplant.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	fered for	sale
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Address	1/24 Peters Street, Watsonia Vic 3087
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$600,000	&	\$640,000
			1

#### Median sale price

Median price	\$590,000	Hou	se	Unit	Х	Suburb	Watsonia
Period - From	01/10/2016	to	30/09/2017		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

	,		
1	2/18 Vermont Pde GREENSBOROUGH 3088	\$670,000	26/08/2017
2	2/63 Devonshire Rd WATSONIA 3087	\$604,000	15/07/2017
3	3/140-144 Watsonia Rd WATSONIA 3087	\$600,000	24/06/2017

#### 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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

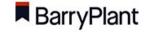




Price

Date of sale

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**Indicative Selling Price** \$600,000 - \$640,000 **Median Unit Price** Year ending September 2017: \$590,000





## Comparable Properties



2/18 Vermont Pde GREENSBOROUGH 3088

(REI) **--** 2

Price: \$670,000 Method: Auction Sale Date: 26/08/2017 Rooms: 5

Property Type: Unit

**Agent Comments** 



2/63 Devonshire Rd WATSONIA 3087 (REI/VG) Agent Comments

**-**2

Price: \$604,000 Method: Auction Sale Date: 15/07/2017 Rooms: 3

Property Type: Unit



3/140-144 Watsonia Rd WATSONIA 3087

(REI/VG)

**-**

Price: \$600,000 Method: Auction Sale Date: 24/06/2017

Rooms: -

Property Type: Unit Land Size: 288 sqm approx Agent Comments

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