

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

1/24 Peters Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$600,000

&

\$640,000

Median sale price

Median price \$590,000

House

Unit

X

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	Price	Date of sale
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.~~

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Indicative Selling Price

\$600,000 - \$640,000

Median Unit Price

Year ending September 2017: \$590,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



2/18 Vermont Pde GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 5

Property Type: Unit



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

Agent Comments



Price: \$604,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 3

Property Type: Unit



3/140-144 Watsonia Rd WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: Unit

Land Size: 288 sqm approx