

## 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

120 Watsonia Road, Watsonia Vic 3087

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$585,000

&

\$635,000

#### Median sale price

Median price

\$695,000

House

X

Unit

Suburb

Watsonia

Period - From

01/04/2019

to

30/06/2019

Source

REIV

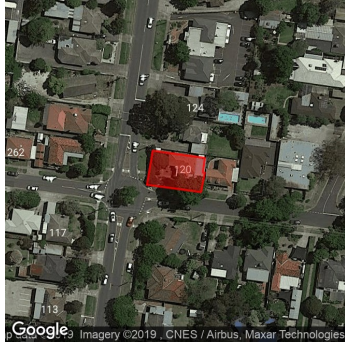
#### Comparable property sales (\*Delete A or B below as applicable)

**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 | 1/25 Stewart Tce MACLEOD 3085   | \$637,000 | 02/03/2019   |
| 2 | 6 The Crest WATSONIA NORTH 3087 | \$600,000 | 12/04/2019   |
| 3 | 3/93 Nell St GREENSBOROUGH 3088 | \$595,000 | 06/07/2019   |

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.



 3  1  1

**Rooms:**  
**Property Type:** House  
**Land Size:** 383 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$585,000 - \$635,000  
**Median House Price**  
 June quarter 2019: \$695,000

## Comparable Properties



**1/25 Stewart Tce MACLEOD 3085 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$637,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 336 sqm approx



**6 The Crest WATSONIA NORTH 3087 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 12/04/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 418 sqm approx



**3/93 Nell St GREENSBOROUGH 3088 (REI)**

Agent Comments

 3  1  2

**Price:** \$595,000  
**Method:** Auction Sale  
**Date:** 06/07/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 494 sqm approx