



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 22 Longmuir Road Watsonia 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$790,000 & \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$772,500 *House ☒ *Unit ☐ Suburb Watsonia 3087

Period - From Sept 2017 to Sept 2017 Source RP Data

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
32 Cooida Crescent Watsonia 3087	\$790,000	19/8/17
12 Manfred Street Watsonia 3087	\$792,000	16/9/17
27 Warruga Place Greensborough 3088	\$828,000	21/10/17

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.

► SOLD PROPERTIES



32 Cooinda Crescent Watsonia VIC 3087

Sold Price: \$790,000
Sold Date: 19 Aug 2017
Category: House: One Storey / Lowset
Lot Plan: 486/LP61600 WATSONIA VIC



Distance: 0.20km



12 Manfred Street Watsonia VIC 3087

Sold Price: \$792,000
Sold Date: 16 Sep 2017
Category: House: Standard
Lot Plan: 293/LP75646 WATSONIA VIC



Distance: 0.35km



27 Warruga Place Greensborough VIC 3088

Sold Price: \$828,000
Sold Date: 21 Oct 2017
Category: House
Lot Plan: 443/LP64364 GREENSBOROUGH VIC



Distance: 0.57km