

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

2/18 Mckellar Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$732,750

Property Type Unit

Suburb Watsonia

Period - From 01/10/2020

to 30/09/2021

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	5/139 Grimshaw St GREENSBOROUGH 3088	\$567,000	15/07/2021
2	1/268 Grimshaw St WATSONIA 3087	\$551,000	07/08/2021
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:

25/10/2021 16:07

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Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

Year ending September 2021: \$732,750

 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



5/139 Grimshaw St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 2  1  1

Price: \$567,000

Method: Private Sale

Date: 15/07/2021

Rooms: 3

Property Type: Unit



1/268 Grimshaw St WATSONIA 3087 (REI)

Agent Comments

 2  1  1

Price: \$551,000

Method: Auction Sale

Date: 07/08/2021

Property Type: Unit

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.