



Marilyn MCGIBBON

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**Indicative Selling Price**

\$480,000 - \$510,000

**Median Unit Price**

Year ending March 2017: \$537,000



2 1 1

**Rooms:**

**Property Type:** Unit

**Land Size:** 148 sqm

**Agent Comments**

## Comparable Properties

**6/1-3 McDowell St GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$540,500

**Method:** Private Sale

**Date:** 04/01/2017

**Rooms:** -

**Property Type:** Unit

**12/30 Strathallan Rd MACLEOD 3085 (VG)**

**Agent Comments**

2 - -

**Price:** \$510,000

**Method:** Sale

**Date:** 24/01/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**1/52 Elder St WATSONIA 3087 (VG)**

**Agent Comments**

2 - -

**Price:** \$470,000

**Method:** Sale

**Date:** 16/02/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



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## 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

16/9-13 Devonshire 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 \$480,000

&

\$510,000

#### Median sale price

Median price \$537,000

Unit X

Suburb Watsonia

Period - From 01/04/2016

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6/1-3 Mcdowell St GREENSBOROUGH 3088	\$540,500	04/01/2017
12/30 Strathallan Rd MACLEOD 3085	\$510,000	24/01/2017
1/52 Elder St WATSONIA 3087	\$470,000	16/02/2017