

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

57 Orana Drive, Watsonia Vic 3087

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Watsonia

Period - From 01/07/2021

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	117 Warralong Av GREENSBOROUGH 3088	\$1,190,000	07/10/2021
2	23 Ladd St WATSONIA 3087	\$1,160,000	20/07/2021
3	14 Loyola Ct WATSONIA 3087	\$1,060,000	14/10/2021

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:

18/10/2021 11:50



4 2 1

Property Type: House
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2021: \$1,125,000

Comparable Properties



117 Warralong Av GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,190,000
Method: Sold Before Auction
Date: 07/10/2021
Property Type: House (Res)
Land Size: 530 sqm approx



23 Ladd St WATSONIA 3087 (REI)

Agent Comments

4 1 3

Price: \$1,160,000
Method: Private Sale
Date: 20/07/2021
Property Type: House (Res)
Land Size: 579 sqm approx



14 Loyola Ct WATSONIA 3087 (REI)

Agent Comments

4 2 1

Price: \$1,060,000
Method: Auction Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 573 sqm approx