

## 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

2/10 Powley Parade, 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 \$550,000

&amp;

\$595,000

## 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
3/140-144 Watsonia Rd WATSONIA 3087	\$600,000	24/06/2017
3/4-6 Skye St MACLEOD 3085	\$585,000	17/06/2017
3/8 Wattle Dr WATSONIA 3087	\$557,500	25/03/2017