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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	2/10 Powley Parade, Watsonia Vic 3087
Including suburb and	
postcode	

## Indicative selling price

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

Range between	\$550,000	&	\$595,000

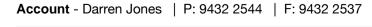
## Median sale price

Median price	\$537,000		Unit X	Su	burb	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







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