

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

12 Barry Street, Watsonia Vic 3087

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$855,000

House

X

Unit

Suburb

Watsonia

Period - From

01/04/2017

to

31/03/2018

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	11 Barry St WATSONIA 3087	\$750,000	03/03/2018
2	4 Saul Ct GREENSBOROUGH 3088	\$692,500	09/12/2017
3	5 Paton Ct GREENSBOROUGH 3088	\$560,000	28/11/2017

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.



Rooms:
Property Type: House
Land Size: 670.796 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median House Price
 Year ending March 2018: \$855,000

Comparable Properties



11 Barry St WATSONIA 3087 (REI)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 523 sqm approx



4 Saul Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$692,500
Method: Auction Sale
Date: 09/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 903 sqm approx

5 Paton Ct GREENSBOROUGH 3088 (VG)

Agent Comments



Price: \$560,000
Method: Sale
Date: 28/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 678 sqm approx