

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

11 Davidson Court, Attwood Vic 3049

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$1,015,000

Property Type

House

Suburb

Attwood

Period - From

21/12/2021

to

20/12/2022

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	32 Willowbank Way ATTWOOD 3049	\$855,000	01/09/2022
2			
3			

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:

21/12/2022 14:05



 3  1  2

Property Type: House
Land Size: 1160 sqm approx
Agent Comments

Indicative Selling Price
\$850,000

Median House Price
21/12/2021 - 20/12/2022: \$1,015,000

Comparable Properties



32 Willowbank Way ATTWOOD 3049 (REI/VG) **Agent Comments**

 4  2  2

Price: \$855,000
Method: Sold Before Auction
Date: 01/09/2022
Property Type: House (Res)
Land Size: 650 sqm approx

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.