

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

25 Grace Street, Watsonia Vic 3087

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price

Median price

\$753,500

Property Type

House

Suburb

Watsonia

Period - From

01/07/2019

to

30/09/2019

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	120 Watsonia Rd WATSONIA 3087	\$757,000	17/08/2019
2	30 Middleton St WATSONIA NORTH 3087	\$730,000	15/10/2019
3	43 Byrne Cr WATSONIA NORTH 3087	\$725,000	05/08/2019

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:

18/11/2019 09:22



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Property Type: House (Res)

Land Size: 415 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median House Price

September quarter 2019: \$753,500

Comparable Properties



120 Watsonia Rd WATSONIA 3087 (REI/VG)

Agent Comments

3 1 1

Price: \$757,000

Method: Auction Sale

Date: 17/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 383 sqm approx



30 Middleton St WATSONIA NORTH 3087 (REI) Agent Comments

3 1 2

Price: \$730,000

Method: Sold Before Auction

Date: 15/10/2019

Property Type: House (Res)



43 Byrne Cr WATSONIA NORTH 3087 (REI/VG) Agent Comments

3 1 -

Price: \$725,000

Method: Private Sale

Date: 05/08/2019

Rooms: 5

Property Type: House (Res)

Land Size: 540 sqm approx