

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

306 Grimshaw Street, Watsonia North Vic 3087

Indicative selling price

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

Range between \$885,000 & \$965,000

Median sale price

Median price \$715,125 House ☒ Unit ☐ Suburb Watsonia North

Period - From 01/07/2016 to 30/06/2017 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	12 Black St WATSONIA 3087	\$952,000	08/04/2017
2	86 Watsonia Rd WATSONIA 3087	\$920,000	16/09/2017
3	25 High St WATSONIA 3087	\$895,000	29/04/2017

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 (Previously Occupied - Detached)

Land Size: 970 sqm approx

Agent Comments

Comparable Properties



12 Black St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$952,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 771 sqm approx



86 Watsonia Rd WATSONIA 3087 (REI)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 579 sqm approx



25 High St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$895,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 775 sqm approx