

David Moxon 9467 5444 0413 673 636 dmoxon@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	е
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Including suburl	dress 306 of and accode	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	Hou	ise X	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.

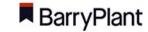
Add	dress of comparable property	Price	Date of sale
1	12 Black St WATSONIA 3087	\$952,000	08/04/2017
2	86 Watsonia Rd WATSONIA 3087	\$920,000	16/09/2017
3	25 High St WATSONIA 3087	\$895,000	29/04/2017

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.







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Indicative Selling Price \$885,000 - \$965,000 **Median House Price** Year ending June 2017: \$715,125





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 970 sqm approx

Agent Comments

Comparable Properties



12 Black St WATSONIA 3087 (REI/VG)





Price: \$952,000 Method: Auction Sale Date: 08/04/2017 Rooms: 6

Property Type: House (Res) Land Size: 771 sqm approx

Agent Comments



86 Watsonia Rd WATSONIA 3087 (REI)

=3





Price: \$920,000 Method: Auction Sale Date: 16/09/2017

Rooms: 4

Property Type: House (Res) Land Size: 579 sqm approx

Agent Comments



25 High St WATSONIA 3087 (REI/VG)





Price: \$895,000 Method: Auction Sale Date: 29/04/2017 Rooms: 5

Property Type: House (Res) Land Size: 775 sqm approx

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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