

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 23 Byrne Crescent, Watsonia Vic 3087

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$860,000

House

X

Unit

Suburb Watsonia

Period - From 01/07/2018

to

30/09/2018

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	273 Grimshaw St WATSONIA 3087	\$650,000	12/05/2018
2	25 Trist St WATSONIA NORTH 3087	\$642,000	14/08/2018
3	51 Lea Cr BUNDOORA 3083	\$600,000	24/07/2018

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:
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
September quarter 2018: \$860,000

Comparable Properties



273 Grimshaw St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 5
Property Type: House
Land Size: 557 sqm approx



25 Trist St WATSONIA NORTH 3087 (REI/VG)

Agent Comments



Price: \$642,000
Method: Private Sale
Date: 14/08/2018
Rooms: 5
Property Type: House
Land Size: 539 sqm approx



51 Lea Cr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 24/07/2018
Rooms: 4
Property Type: House
Land Size: 536 sqm approx