

## 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

38 Webster Crescent, Watsonia Vic 3087

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&amp;

\$750,000

## Median sale price

Median price \$740,000

House

X

Unit

Suburb Watsonia

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 | 21 Warralong Av GREENSBOROUGH 3088 | \$756,000 | 05/05/2017   |
| 2 | 5 Glenice St GREENSBOROUGH 3088    | \$740,000 | 27/05/2017   |
| 3 | 20 Warralong Av GREENSBOROUGH 3088 | \$700,000 | 21/05/2017   |

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.~~