

#### 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	19 Dunn Street, Watsonia Vic 3087
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$680,000	&	\$748,000
		i I	ii

#### Median sale price

Median price	\$825,000	Hou	use X	Unit		Suburb	Watsonia
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	182 Watsonia Rd WATSONIA 3087	\$748,000	23/06/2018
2	29 Gabonia Av WATSONIA 3087	\$730,000	07/05/2018
3	98 Macorna St WATSONIA NORTH 3087	\$665,000	15/09/2018

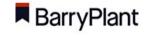
#### OR

**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.





Generated: 17/09/2018 10:59







**Indicative Selling Price** \$680,000 - \$748,000 **Median House Price** June quarter 2018: \$825,000

## Comparable Properties



182 Watsonia Rd WATSONIA 3087 (REI)

**--** 3

Price: \$748,000 Method: Auction Sale Date: 23/06/2018 Rooms: 5

Property Type: House Land Size: 601 sqm approx **Agent Comments** 



29 Gabonia Av WATSONIA 3087 (REI/VG)

**1** 3

**-**3



Price: \$730.000

Method: Sold Before Auction

Date: 07/05/2018 Rooms: 7

Property Type: House (Res) Land Size: 580 sqm approx

Agent Comments



98 Macorna St WATSONIA NORTH 3087 (REI)





Price: \$665,000 Method: Auction Sale Date: 15/09/2018 Rooms: 5

Property Type: House (Res) Land Size: 550 sqm approx

**Agent Comments** 

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





Generated: 17/09/2018 10:59