

## 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

19 Dunn Street, 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 \$680,000

&

\$748,000

#### Median sale price

Median price \$825,000

House

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.

|   | Address 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.



**Rooms:**  
**Property Type:**  
 Agent Comments

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

## Comparable Properties



**182 Watsonia Rd WATSONIA 3087 (REI)**

Agent Comments



**Price:** \$748,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 601 sqm approx



**29 Gabonia Av WATSONIA 3087 (REI/VG)**

Agent Comments



**Price:** \$730,000  
**Method:** Sold Before Auction  
**Date:** 07/05/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx



**98 Macorna St WATSONIA NORTH 3087 (REI)**

Agent Comments



**Price:** \$665,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx