

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	12 Meakin Street, Watsonia North Vic 3087

Indicative selling price

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

Range between	\$600,000	&	\$660,000
		i l	l

Median sale price

Median price	\$705,000	Hou	use X	Unit			Suburb	Watsonia North
Period - From	01/07/2018	to	30/06/2019		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	181 Watsonia Rd WATSONIA 3087	\$686,000	25/05/2019
2	2 Manfred St WATSONIA 3087	\$658,000	04/06/2019
3	49 Lea Cr BUNDOORA 3083	\$620,000	13/07/2019

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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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$660,000 **Median House Price** Year ending June 2019: \$705,000

Comparable Properties



181 Watsonia Rd WATSONIA 3087 (REI/VG)





Agent Comments

Similar located property but main road location with an extra bathroom

Price: \$686,000 Method: Auction Sale Date: 25/05/2019

Rooms: 5

Property Type: House (Res) Land Size: 542 sqm approx



2 Manfred St WATSONIA 3087 (REI/VG)

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Price: \$658.000 Method: Private Sale Date: 04/06/2019

Rooms: -

Property Type: House Land Size: 727 sqm approx Agent Comments

Similar age and style of property but a doublegarage, but a very irregular shaped block.









Price: \$620,000 Method: Auction Sale Date: 13/07/2019 Rooms: 4

Property Type: House (Res) Land Size: 537 sqm approx

Agent Comments

The most comparable property based on building size and condition.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.