

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

Median sale price

Median price \$705,000

House

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.

	Address 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.

**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)**

Agent Comments

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

Price: \$658,000**Method:** Private Sale**Date:** 04/06/2019**Rooms:** -**Property Type:** House**Land Size:** 727 sqm approx**49 Lea Cr BUNDOORA 3083 (REI)**

Agent Comments

The most comparable property based on building size and condition.

Price: \$620,000**Method:** Auction Sale**Date:** 13/07/2019**Rooms:** 4**Property Type:** House (Res)**Land Size:** 537 sqm approx