

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

30 Boger Road, Watsonia Vic 3087

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$835,000

House

X

Unit

Suburb

Watsonia

Period - From

01/01/2017

to

31/12/2017

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	261 Nell St.W WATSONIA 3087	\$893,000	17/02/2018
2	33 Vincent St MACLEOD 3085	\$871,000	05/04/2018
3	69 Yallambie Rd MACLEOD 3085	\$841,000	21/10/2017

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.



 4
  1
  5

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending December 2017: \$835,000

Comparable Properties

**261 Nell St.W WATSONIA 3087 (REI)**

Agent Comments

 3
  1
  -

Price: \$893,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 4

Property Type: House (Res)

Land Size: 585 sqm approx

**33 Vincent St MACLEOD 3085 (REI)**

Agent Comments

 3
  2
  1

Price: \$871,000

Method: Private Sale

Date: 05/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 655 sqm approx

**69 Yallambie Rd MACLEOD 3085 (REI/VG)**

Agent Comments

 4
  2
  1

Price: \$841,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 9

Property Type: House

Land Size: 585 sqm approx