

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 47 Stonnington Drive, Watsonia North Vic 3087

Indicative selling price

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

Range between \$745,000 & \$795,000

Median sale price

Median price \$781,000 House X Unit Suburb Watsonia North

Period - From 01/01/2018 to 31/12/2018 Source REIV

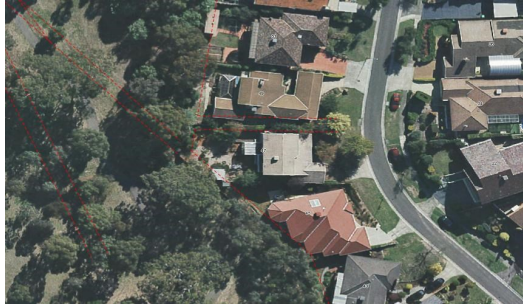
Comparable property sales (*Delete A or B below as applicable)

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	3 Cashmore Ct BUNDOORA 3083	\$800,500	01/09/2018
2	4 Almeida Ct WATSONIA NORTH 3087	\$781,000	27/10/2018
3	4 Luton Way BUNDOORA 3083	\$760,000	07/09/2018

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.



 4  2  2

Rooms:
Property Type: House
Land Size: 606 sqm approx
 Agent Comments

Indicative Selling Price
 \$745,000 - \$795,000
Median House Price
 Year ending December 2018: \$781,000

Comparable Properties



3 Cashmore Ct BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$800,500
Method: Auction Sale
Date: 01/09/2018
Rooms: 6
Property Type: House (Res)
Land Size: 856 sqm approx



4 Almeida Ct WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 3  2  2

Price: \$781,000
Method: Auction Sale
Date: 27/10/2018
Rooms: 5
Property Type: House (Res)
Land Size: 605 sqm approx



4 Luton Way BUNDOORA 3083 (REI/VG)

Agent Comments

 4  3  3

Price: \$760,000
Method: Private Sale
Date: 07/09/2018
Rooms: 5
Property Type: House
Land Size: 534 sqm approx