

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

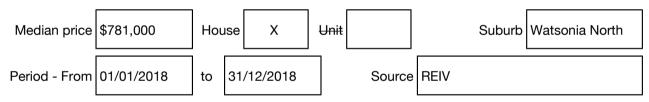
s 93 Macorna Street, Watsonia North Vic 3087 d e

Indicative selling price

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

Range between	\$625,000	&	\$687,500

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	43 Judith St BUNDOORA 3083	\$690,000	01/12/2018
2	39 Hakea St WATSONIA NORTH 3087	\$675,000	11/12/2018
3	68 Middleton St WATSONIA NORTH 3087	\$635,000	04/12/2018

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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

propertydata

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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.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 529 sqm approx Agent Comments

Indicative Selling Price \$625,000 - \$687,500 Median House Price Year ending December 2018: \$781,000

Comparable Properties



43 Judith St BUNDOORA 3083 (REI)

6 1 3 2

Price: \$690,000 Method: Private Sale Date: 01/12/2018 Rooms: 5 Property Type: House Land Size: 534 sqm approx Agent Comments



39 Hakea St WATSONIA NORTH 3087 (REI/VG) Agent Comments



Price: \$675,000 Method: Private Sale Date: 11/12/2018 Rooms: 5 Property Type: House (Res) Land Size: 570 sqm approx



68 Middleton St WATSONIA NORTH 3087 (REI/VG)

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Price: \$635,000 Method: Expression of Interest Date: 04/12/2018 Rooms: 5 Property Type: House Land Size: 544 sqm approx

Agent Comments

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