

# 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 93 Macorna Street, Watsonia North Vic 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### 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	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.



 3   
  2   
  2

**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)**

Agent Comments

 3   
  2   
  1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 01/12/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 534 sqm approx

**39 Hakea St WATSONIA NORTH 3087 (REI/VG)**

Agent Comments

 3   
  1   
  2

**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)**

Agent Comments

 3   
  1   
  1

**Price:** \$635,000

**Method:** Expression of Interest

**Date:** 04/12/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 544 sqm approx