

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	18 Chappell Drive, Watsonia North Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$990,000
			i

Median sale price

Median price	\$800,000	Hou	use X	Un	iŧ	Suburb	Watsonia North
Period - From	01/07/2017	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	16 Chappell Dr WATSONIA NORTH 3087	\$1,215,000	10/04/2018
2	7 Kearney Ct BUNDOORA 3083	\$1,005,000	28/07/2018
3	42 Edmund Rice Pde WATSONIA NORTH 3087	\$870,535	21/04/2018

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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: 7

Property Type: House Land Size: 1534 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** Year ending June 2018: \$800,000

Comparable Properties



16 Chappell Dr WATSONIA NORTH 3087 (REI)

Price: \$1,215,000 Method: Private Sale Date: 10/04/2018

Rooms: -

--- 4

Property Type: House (Res) Land Size: 970 sqm approx



7 Kearney Ct BUNDOORA 3083 (REI)

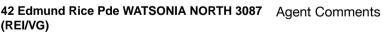


Price: \$1,005,000 Method: Auction Sale Date: 28/07/2018 Rooms: 6

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

Agent Comments





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Price: \$870,535 Method: Auction Sale Date: 21/04/2018 Rooms: 4

Property Type: House (Res) Land Size: 761 sqm approx

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