

3/140-144 Watsonia Road, Watsonia Vic 3087



Marilyn MCGIBBON

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Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

Year ending March 2017: \$537,000



2 1 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

6/1-3 McDowell St GREENSBOROUGH 3088
(REI/VG)

Agent Comments

2 1 1

Price: \$540,500

Method: Private Sale

Date: 04/01/2017

Rooms: -

Property Type: Unit



8/50 Scotland Av GREENSBOROUGH 3088
(REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 3

Property Type: Unit

Land Size: 175 sqm

1/52 Elder St WATSONIA 3087 (VG)

Agent Comments

2 - -

Price: \$470,000

Method: Sale

Date: 16/02/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



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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

3/140-144 Watsonia Road, Watsonia Vic 3087

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$537,000

Unit X

Suburb Watsonia

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6/1-3 Mcdowell St GREENSBOROUGH 3088	\$540,500	04/01/2017
8/50 Scotland Av GREENSBOROUGH 3088	\$510,000	27/05/2017
1/52 Elder St WATSONIA 3087	\$470,000	16/02/2017