

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	12 Lincoln Street, Watsonia North Vic 3087
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Indicative selling price

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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$715,125	House	X	Unit		Suburb	Watsonia North
Period - From	01/07/2016	to	30/06/2017	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	36 Grant St WATSONIA NORTH 3087	\$750,000	29/04/2017
2	5 Byrne Cr WATSONIA NORTH 3087	\$734,000	20/05/2017
3	27 Kurrajong Cr WATSONIA NORTH 3087	\$710,000	22/07/2017

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.~~

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending June 2017: \$715,125



 3  1  2

Rooms:

Property Type: Land

Land Size: 560 sqm approx

Agent Comments

Comparable Properties



36 Grant St WATSONIA NORTH 3087 (REI/VG) **Agent Comments**

 3  2  2

Price: \$750,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 524 sqm approx



5 Byrne Cr WATSONIA NORTH 3087 (REI) **Agent Comments**

 3  1  1

Price: \$734,000

Method: Sold Before Auction

Date: 20/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 560 sqm approx



27 Kurrajong Cr WATSONIA NORTH 3087 (REI) **Agent Comments**

 3  1  2

Price: \$710,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 600 sqm approx