

## 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

20 Crellin Crescent, Watsonia 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

\$740,000

&

\$790,000

#### Median sale price

Median price

\$830,500

House

X

Unit

Suburb

Watsonia

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.

|   | Address of comparable property | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 14 Gayle St WATSONIA 3087      | \$790,000 | 21/04/2018   |
| 2 | 161 Watsonia Rd WATSONIA 3087  | \$780,000 | 30/06/2018   |
| 3 | 182 Watsonia Rd WATSONIA 3087  | \$748,000 | 23/06/2018   |

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   
  -   
 

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 625 sqm approx

Agent Comments

**Indicative Selling Price**

\$740,000 - \$790,000

**Median House Price**

Year ending June 2018: \$830,500

## Comparable Properties

### 14 Gayle St WATSONIA 3087 (REI/VG)

Agent Comments

 3   
  1   
  2

**Price:** \$790,000

**Method:** Auction Sale

**Date:** 21/04/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



### 161 Watsonia Rd WATSONIA 3087 (REI)

Agent Comments

 4   
  2   
  4

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** -

**Property Type:** House (Res)



### 182 Watsonia Rd WATSONIA 3087 (REI)

Agent Comments

 3   
  1   
  1

**Price:** \$748,000

**Method:** Auction Sale

**Date:** 23/06/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 601 sqm approx