



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$420,000 - \$460,000  
**Median Unit Price**  
Year ending September 2018: \$655,500

## Comparable Properties



**8/1-3 McDowell St GREENSBOROUGH 3088**  
**(REI/VG)**

**Agent Comments**



**Price:** \$490,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Rooms:** 4  
**Property Type:** Unit



**4/285 Greensborough Rd WATSONIA 3087**  
**(REI/VG)**

**Agent Comments**



**Price:** \$475,000  
**Method:** Auction Sale  
**Date:** 21/07/2018  
**Rooms:** 4  
**Property Type:** Unit

**1/154 Watsonia Rd WATSONIA 3087 (VG)**

**Agent Comments**



**Price:** \$440,000  
**Method:** Sale  
**Date:** 19/07/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

## 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	u22/9-13 Devonshire Road, Watsonia Vic 3087
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#### Indicative selling price

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

Range between \$420,000 & \$460,000

#### Median sale price

Median price	\$655,500	House		Unit	X	Suburb	Watsonia
Period - From	01/10/2017	to	30/09/2018	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	8/1-3 Mcdowell St GREENSBOROUGH 3088	\$490,000	11/08/2018
2	4/285 Greensborough Rd WATSONIA 3087	\$475,000	21/07/2018
3	1/154 Watsonia Rd WATSONIA 3087	\$440,000	19/07/2018

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.