

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 4 Balfour Close, Watsonia North Vic 3087

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$791,500 House X Unit Suburb Watsonia North

Period - From 01/01/2017 to 31/12/2017 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	27 Byrne Cr WATSONIA NORTH 3087	\$790,000	24/02/2018
2	27 Gillingham St WATSONIA NORTH 3087	\$760,000	17/03/2018
3	151 Cameron Pde WATSONIA NORTH 3087	\$721,000	16/12/2017

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.



 3  1  4

Rooms: 5
Property Type: House (Res)
Land Size: 892.752 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000 - \$790,000
Median House Price
 Year ending December 2017: \$791,500

Comparable Properties



27 Byrne Cr WATSONIA NORTH 3087 (REI) Agent Comments

 4  2  2

Price: \$790,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 6
Property Type: House (Res)
Land Size: 548 sqm approx



27 Gillingham St WATSONIA NORTH 3087 (REI) Agent Comments

 3  2  2

Price: \$760,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 536 sqm approx



151 Cameron Pde WATSONIA NORTH 3087 (REI/VG) Agent Comments

 3  1  1

Price: \$721,000
Method: Private Sale
Date: 16/12/2017
Rooms: 4
Property Type: House
Land Size: 545 sqm approx