

## 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 55 Gabonia Avenue, 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 \$780,000

&

\$830,000

#### Median sale price

Median price \$830,500

House

X

Unit

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	28 Wendover PI YALLAMBIE 3085	\$865,000	22/08/2018
2	6 Ovata CI YALLAMBIE 3085	\$815,000	04/08/2018
3	96 Elder St GREENSBOROUGH 3088	\$800,000	18/09/2018

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.