

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

380 Service Road, Watsonia Vic 3087

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$915,000 Property Type House Suburb Watsonia

Period - From 01/10/2020 to 30/09/2021 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	12 Sainsbury Av GREENSBOROUGH 3088	\$830,000	27/10/2021
2	4/79 Nell St GREENSBOROUGH 3088	\$821,000	30/10/2021
3	26 The Grange YALLAMBIE 3085	\$820,000	20/10/2021

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.~~

This Statement of Information was prepared on:

03/11/2021 15:45



3 1 3

Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median House Price
Year ending September 2021: \$915,000

Comparable Properties



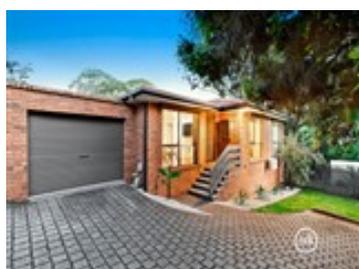
12 Sainsbury Av GREENSBOROUGH 3088 (REI)

3 1 2

Price: \$830,000
Method: Auction Sale
Date: 27/10/2021
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments

Similar sized property in a much superior position of Greensborough. Closer to Shops and train.



4/79 Nell St GREENSBOROUGH 3088 (REI)

3 1 2

Price: \$821,000
Method: Auction Sale
Date: 30/10/2021
Property Type: Unit
Land Size: 631 sqm approx

Agent Comments

Similar home and block size. The property is in development, however is in a superior location.



26 The Grange YALLAMBIE 3085 (REI)

3 1 1

Price: \$820,000
Method: Private Sale
Date: 20/10/2021
Property Type: House
Land Size: 459 sqm approx

Agent Comments

Slightly smaller block in a superior location.