

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



Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



12 Sainsbury Av GREENSBOROUGH 3088 (REI)



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)



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)



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.