

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

1/34 Longmuir Road, Watsonia Vic 3087

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$537,000

Unit X

Suburb Watsonia

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/216 Nell St GREENSBOROUGH 3088	\$600,000	18/02/2017
4/81 Alexandra St GREENSBOROUGH 3088	\$570,000	18/03/2017
3/8 Wattle Dr WATSONIA 3087	\$557,500	25/03/2017