

Dennis Langham 03 9432 2544 0419 514 549 dennis@darrenjones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	/ offered	l for sal	е
-----------------	-----------	-----------	---

Address	1/34 Longmuir Road, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000

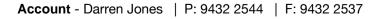
Median sale price

Median price	\$537,000		Unit	Х		Sub	ourb	Watsonia
Period - From	01/04/2016	to	31/03	3/2017	So	urce	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







Generated: 15/06/2017 17:13