

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

311 Grimshaw Street, Watsonia Vic 3087

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$610,000

Median sale price

Median price \$695,000

House

X

Unit

Suburb Watsonia

Period - From 01/01/2019

to

31/03/2019

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	7 Gabonia Av WATSONIA 3087	\$608,500	30/01/2019
2	15 Ledbury Cr BUNDOORA 3083	\$600,000	30/03/2019
3	25 Wallara Cr BUNDOORA 3083	\$570,000	01/06/2019

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.