

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$720,000

### Median sale price

Median price

\$790,000

Property Type

House

Suburb

Watsonia

Period - From

01/10/2019

to

31/12/2019

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	10 Russell St GREENSBOROUGH 3088	\$720,000	10/08/2019
2	18 Eclipse Cr WATSONIA 3087	\$715,000	16/11/2019
3	6 Huntley St WATSONIA NORTH 3087	\$680,000	24/08/2019

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.~~

This Statement of Information was prepared on:

29/01/2020 12:13



3 1 2

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

Agent Comments

## Comparable Properties



**10 Russell St GREENSBOROUGH 3088**  
(REI/VG)

Agent Comments

3 1 2

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



**18 Eclipse Cr WATSONIA 3087 (REI)**

Agent Comments

3 1 1

**Price:** \$715,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 537 sqm approx



**6 Huntley St WATSONIA NORTH 3087 (REI/VG)** Agent Comments

3 1 2

**Price:** \$680,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 531 sqm approx