Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	380 Service 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 \$680,000	&	\$720,000
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Median sale price

Median price	\$790,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$680,000 - \$720,000 Median House Price December quarter 2019: \$790,000

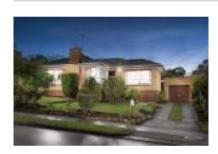


Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



10 Russell St GREENSBOROUGH 3088 (REI/VG)

(KE1770)

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Price: \$720,000 Method: Auction Sale Date: 10/08/2019 Rooms: 4

Property Type: House (Res) **Land Size:** 536 sqm approx

Agent Comments



18 Eclipse Cr WATSONIA 3087 (REI)

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63 1

Price: \$715,000 **Method:** Auction Sale **Date:** 16/11/2019 **Rooms:** 4

Property Type: House (Res) **Land Size:** 537 sqm approx

Agent Comments



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

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Price: \$680,000 Method: Auction Sale Date: 24/08/2019

Rooms: 4

Property Type: House (Res) Land Size: 531 sqm approx

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