

## 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

98 Macorna Street, Watsonia North 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 \$595,000 &amp; \$650,000

**Median sale price**

Median price \$795,000 House X Unit Suburb Watsonia North

Period - From 01/04/2018 to 30/06/2018 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	273 Grimshaw St WATSONIA 3087	\$650,000	12/05/2018
2	25 Trist St WATSONIA NORTH 3087	\$642,000	14/08/2018
3	51 Lea Cr BUNDOORA 3083	\$600,000	24/07/2018

**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.

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**Indicative Selling Price**

\$595,000 - \$650,000

**Median House Price**

June quarter 2018: \$795,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 550 sqm approx

Agent Comments

## Comparable Properties



**273 Grimshaw St WATSONIA 3087 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 557 sqm approx



**25 Trist St WATSONIA NORTH 3087 (REI)**

Agent Comments



**Price:** \$642,000

**Method:** Private Sale

**Date:** 14/08/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 539 sqm approx



**51 Lea Cr BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 24/07/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 536 sqm approx