

Shaun Zhang 03 9467 5444 0432 475 518 szhang@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Including subu	Address ing suburb and postcode 98 Macorna Street, Watsonia North Vic 3087									
Indicative selli	ng price									
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$595,000		&	\$650,000						
Median sale price										
Median price	\$795,000	Hous	se 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.

Ad	dress 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

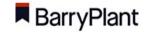
OR

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)

3



6

Price: \$650,000 Method: Auction Sale Date: 12/05/2018 Rooms: 5

Property Type: House **Land Size:** 557 sqm approx

Agent Comments



25 Trist St WATSONIA NORTH 3087 (REI)

— 2



6

Price: \$642,000 Method: Private Sale Date: 14/08/2018 Rooms: 5

Property Type: House Land Size: 539 sqm approx **Agent Comments**



51 Lea Cr BUNDOORA 3083 (REI)

'—| 3



6

Price: \$600,000 Method: Private Sale Date: 24/07/2018 Rooms: 4

Property Type: House Land Size: 536 sqm approx **Agent Comments**

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