

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	28 Cooinda Crescent, Watsonia Vic 3087
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$825,000	&	\$850,000
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Median sale price

Median price	\$855,000	House	X	Unit		Suburb	Watsonia
Period - From	01/04/2017	to	31/03/2018	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	17 Medbury Av WATSONIA 3087	\$838,000	05/05/2018
2	22 Curtis Av WATSONIA 3087	\$830,000	10/03/2018
3	42 Meakin St WATSONIA NORTH 3087	\$820,000	05/05/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$825,000 - \$850,000
Median House Price
Year ending March 2018: \$855,000

Comparable Properties



17 Medbury Av WATSONIA 3087 (REI)

Agent Comments



Price: \$838,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 5
Property Type: House
Land Size: 557 sqm approx



22 Curtis Av WATSONIA 3087 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 10/03/2018
Rooms: 3
Property Type: House (Res)
Land Size: 585 sqm approx



42 Meakin St WATSONIA NORTH 3087 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 538 sqm approx