

Loretta Khoo 9467 5444 0437 751 641 Ikhoo@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	17 Gabonia Avenue, Watsonia Vic 3087

Indicative selling price

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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$740,000	Hou	se X	Unit		Suburb	Watsonia
Period - From	01/07/2016	to	30/06/2017		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 21 Warralong Av GREENSBOROUGH 3088 \$756,000 05/05/2017 2 33 Macorna St WATSONIA NORTH 3087 \$755,000 29/07/2017

OR

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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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

270 Yallambie Rd YALLAMBIE 3085





\$733,000

04/04/2017

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Indicative Selling Price \$700,000 - \$770,000 Median House Price Year ending June 2017: \$740,000





Rooms:

Property Type: House (Res) **Land Size:** 720 sqm approx

Agent Comments

Comparable Properties



21 Warralong Av GREENSBOROUGH 3088

(REI/VG)

-3





Price: \$756,000

Method: Expression of Interest

Date: 05/05/2017 **Rooms:** 6

Property Type: House **Land Size:** 677 sqm approx

Agent Comments



33 Macorna St WATSONIA NORTH 3087 (REI)

— 4





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Price: \$755,000 **Method:** Auction Sale **Date:** 29/07/2017

Rooms: -

Property Type: House (Res) **Land Size:** 613 sqm approx

Agent Comments



270 Yallambie Rd YALLAMBIE 3085 (VG)

=| 3





Price: \$733,000 Method: Sale Date: 04/04/2017

Rooms: -

Property Type: House (Res) Land Size: 546 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments