

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

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

Median sale price

Median price \$740,000

House

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
3	270 Yallambie Rd YALLAMBIE 3085	\$733,000	04/04/2017

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

\$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)

Agent Comments



Price: \$756,000

Method: Expression of Interest

Date: 05/05/2017

Rooms: 6

Property Type: House

Land Size: 677 sqm approx



33 Macorna St WATSONIA NORTH 3087 (REI)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx



270 Yallambie Rd YALLAMBIE 3085 (VG)

Agent Comments



Price: \$733,000

Method: Sale

Date: 04/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 546 sqm approx