



## 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

31 Gillingham 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 \$720,000 &amp; \$760,000

**Median sale price**

Median price \$794,000 House X Unit Suburb Watsonia North

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	40 Middleton St WATSONIA NORTH 3087	\$760,000	24/03/2018
2	27 Gillingham St WATSONIA NORTH 3087	\$760,000	17/03/2018
3	33 Huntley St WATSONIA NORTH 3087	\$721,000	24/03/2018

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.



4 2 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 527 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$720,000 - \$760,000

**Median House Price**

Year ending March 2018: \$794,000

## Comparable Properties



**40 Middleton St WATSONIA NORTH 3087 (REI)** **Agent Comments**

3 1 2

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 24/03/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx



**27 Gillingham St WATSONIA NORTH 3087 (REI)** **Agent Comments**

3 2 2

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 536 sqm approx



**33 Huntley St WATSONIA NORTH 3087 (REI)** **Agent Comments**

3 1 2

**Price:** \$721,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx