



Marilyn MCGIBBON

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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

1/8 Tennyson Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$568,888

House

Unit

X

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	10a Lemon Tree La GREENSBOROUGH 3088	\$660,000	24/04/2017
2	2/32 Sellars St WATSONIA NORTH 3087	\$655,000	22/05/2017
3	27 Ladd St WATSONIA 3087	\$645,000	22/07/2017

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.~~

1/8 Tennyson Street, Watsonia Vic 3087



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Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

Year ending June 2017: \$568,888



3 2 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



10a Lemon Tree La GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 1

Price: \$660,000

Method: Private Sale

Date: 24/04/2017

Rooms: 5

Property Type: Townhouse (Res)



2/32 Sellars St WATSONIA NORTH 3087 (REI)

Agent Comments

3 2 1

Price: \$655,000

Method: Sold Before Auction

Date: 22/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 253 sqm approx



27 Ladd St WATSONIA 3087 (REI)

Agent Comments

3 2 1

Price: \$645,000

Method: Auction Sale

Date: 22/07/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 183 sqm approx