

## 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 297 Greenwood Drive, Watsonia 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 \$800,000 & \$880,000

**Median sale price**

Median price \$825,000 House X Unit Suburb Watsonia

Period - From 01/04/2018 to 30/06/2018 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	198 Grimshaw St GREENSBOROUGH 3088	\$855,000	10/04/2018
2	58 Sellars St WATSONIA NORTH 3087	\$840,000	14/04/2018
3	11 Duncan Av GREENSBOROUGH 3088	\$810,000	03/03/2018

**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.