

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 45 Stonnington Drive, Watsonia North Vic 3087

Indicative selling price

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

Range between \$760,000

&

\$810,000

Median sale price

Median price \$774,000

House

X

Unit

Suburb

Watsonia North

Period - From 01/04/2018

to

31/03/2019

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	23 Edmund Rice Pde WATSONIA NORTH 3087	\$825,000	02/03/2019
2	4 Hayden Ct BUNDOORA 3083	\$785,000	23/02/2019
3	47 Stonnington Dr WATSONIA NORTH 3087	\$778,000	02/03/2019

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.



Rooms:
Property Type: Land (Res)
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$810,000
Median House Price
Year ending March 2019: \$774,000

Comparable Properties



23 Edmund Rice Pde WATSONIA NORTH 3087 (REI) **Agent Comments**



Price: \$825,000
Method: Auction Sale
Date: 02/03/2019
Rooms: 5
Property Type: House (Res)
Land Size: 640 sqm approx



4 Hayden Ct BUNDOORA 3083 (REI) **Agent Comments**



Price: \$785,000
Method: Auction Sale
Date: 23/02/2019
Rooms: 6
Property Type: House
Land Size: 561 sqm approx



47 Stonnington Dr WATSONIA NORTH 3087 (REI) **Agent Comments**



Price: \$778,000
Method: Private Sale
Date: 02/03/2019
Rooms: 6
Property Type: House
Land Size: 606 sqm approx