

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

20 Weatherlake Street, Watsonia Vic 3087

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$680,000

Median sale price

Median price \$750,000

House

X

Unit

Suburb

Watsonia

Period - From 01/10/2018

to

31/12/2018

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	6 Acacia Ct BUNDOORA 3083	\$680,000	15/12/2018
2	88 Delta Rd GREENSBOROUGH 3088	\$680,000	10/11/2018
3	57 Plenty La GREENSBOROUGH 3088	\$680,000	01/12/2018

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.



3 1 1

Rooms:
Property Type: House
Land Size: 602 sqm approx
 Agent Comments

Indicative Selling Price
 \$680,000

Median House Price
 December quarter 2018: \$750,000

Comparable Properties



6 Acacia Ct BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$680,000
Method: Auction Sale
Date: 15/12/2018
Rooms: 4
Property Type: House (Res)
Land Size: 738 sqm approx



88 Delta Rd GREENSBOROUGH 3088 (REI/VG) Agent Comments

3 1 1

Price: \$680,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 5
Property Type: House (Res)
Land Size: 630 sqm approx



57 Plenty La GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 1

Price: \$680,000
Method: Auction Sale
Date: 01/12/2018
Rooms: 5
Property Type: House
Land Size: 727 sqm approx