

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	20 Weatherlake Street, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$680,000
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Median sale price

Median price	\$750,000	Hou	ise X	Unit		Suburb	Watsonia
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

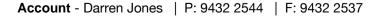
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)

=3







Price: \$680.000 Method: Auction Sale Date: 15/12/2018

Rooms: 4

Property Type: House (Res) Land Size: 738 sqm approx **Agent Comments**



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

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Price: \$680,000 Method: Auction Sale Date: 10/11/2018

Rooms: 5

Property Type: House (Res) Land Size: 630 sqm approx

Agent Comments



57 Plenty La GREENSBOROUGH 3088 (REI)

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Price: \$680,000 Method: Auction Sale Date: 01/12/2018

Rooms: 5

Property Type: House Land Size: 727 sqm approx

Account - Darren Jones | P: 9432 2544 | F: 9432 2537





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