

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

22a Kardinia Street, Watsonia Vic 3087

Indicative selling price

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

Single price \$635,000

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	31a Medbury Av WATSONIA 3087	\$660,000	23/07/2018
2	19 Paterson Cr GREENSBOROUGH 3088	\$628,000	14/04/2018
3	133 Nell St GREENSBOROUGH 3088	\$600,000	17/08/2018

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: 5

Property Type: House (Res)

Land Size: 473 sqm approx

Agent Comments

Comparable Properties



31a Medbury Av WATSONIA 3087 (REI)

Agent Comments

3 1 2

Price: \$660,000

Method: Private Sale

Date: 23/07/2018

Rooms: -

Property Type: Unit

Land Size: 491 sqm approx



19 Paterson Cr GREENSBOROUGH 3088 (REI) Agent Comments

2 1 1

Price: \$628,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 3

Property Type: House (Res)



133 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 2

Price: \$600,000

Method: Private Sale

Date: 17/08/2018

Rooms: 3

Property Type: Unit

Land Size: 301 sqm approx