

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

100 Watsonia Road, Watsonia Vic 3087

Indicative selling price

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

Range between

\$680,000

&

\$710,000

Median sale price

Median price

\$830,500

House

X

Unit

Suburb

Watsonia

Period - From

01/10/2017

to

30/09/2018

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	1 Hedline PI MACLEOD 3085	\$720,000	26/07/2018
2	4 Nepean St WATSONIA 3087	\$700,000	18/09/2018
3	98 Macorna St WATSONIA NORTH 3087	\$665,000	15/09/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$710,000
Median House Price
Year ending September 2018: \$830,500

Comparable Properties



1 Hedline PI MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 26/07/2018
Rooms: 4
Property Type: House
Land Size: 586 sqm approx



4 Nepean St WATSONIA 3087 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 18/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 605 sqm approx



98 Macorna St WATSONIA NORTH 3087 (REI)

Agent Comments



Price: \$665,000
Method: Auction Sale
Date: 15/09/2018
Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx