

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

17 French Court, Watsonia Vic 3087

Indicative selling price

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

Range between \$740,000 & \$810,000

Median sale price

Median price \$855,000 House X Unit Suburb Watsonia

Period - From 01/04/2017 to 31/03/2018 Source REIV

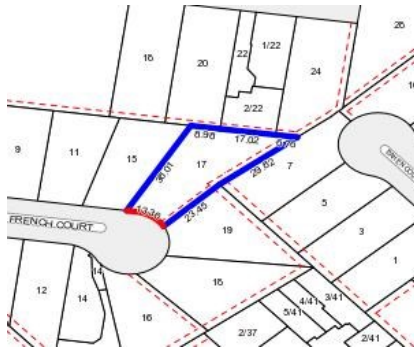
Comparable property sales (*Delete A or B below as applicable)

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	32 Kenmare St WATSONIA 3087	\$815,000	12/04/2018
2	14 Gayle St WATSONIA 3087	\$790,000	21/04/2018
3	11 Barry St WATSONIA 3087	\$750,000	03/03/2018

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:** House (Previously Occupied - Detached)**Land Size:** 837 sqm approx

Agent Comments

Indicative Selling Price

\$740,000 - \$810,000

Median House Price

Year ending March 2018: \$855,000

Comparable Properties

**32 Kenmare St WATSONIA 3087 (REI)**

Agent Comments

**Price:** \$815,000**Method:** Private Sale**Date:** 12/04/2018**Rooms:** -**Property Type:** House**Land Size:** 692 sqm approx**14 Gayle St WATSONIA 3087 (REI)**

Agent Comments

**Price:** \$790,000**Method:** Auction Sale**Date:** 21/04/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 585 sqm approx**11 Barry St WATSONIA 3087 (REI)**

Agent Comments

**Price:** \$750,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 523 sqm approx