

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

8 Longmuir Road, Watsonia Vic 3087

Indicative selling price

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

Range between

\$720,000

&

\$750,000

Median sale price

Median price

\$730,000

Property Type

House

Suburb

Watsonia

Period - From

01/01/2019

to

31/12/2019

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	5 Walpole Ct WATSONIA 3087	\$744,000	23/11/2019
2	18 Longmuir Rd WATSONIA 3087	\$736,000	30/11/2019
3	380 Service Rd WATSONIA 3087	\$720,000	31/01/2020

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.~~

This Statement of Information was prepared on:

04/02/2020 12:01

8 Longmuir Road, Watsonia Vic 3087



 3  1  1

Property Type: House
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$750,000
Median House Price
Year ending December 2019: \$730,000

Comparable Properties



5 Walpole Ct WATSONIA 3087 (REI)

Agent Comments

 2  1  2

Price: \$744,000
Method: Auction Sale
Date: 23/11/2019
Rooms: 3
Property Type: House (Res)
Land Size: 671 sqm approx



18 Longmuir Rd WATSONIA 3087 (REI)

Agent Comments

 3  1  2

Price: \$736,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 4
Property Type: House
Land Size: 563 sqm approx



380 Service Rd WATSONIA 3087 (REI)

Agent Comments

 3  1  2

Price: \$720,000
Method: Sold Before Auction
Date: 31/01/2020
Property Type: House (Res)
Land Size: 613 sqm approx

Account - Jellis Craig | P: 03 94598111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.