

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

1 High Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$650,000 House Unit X 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	3/19 High St WATSONIA 3087	\$650,000	24/02/2018
2	71 Mcnamara St MACLEOD 3085	\$599,000	02/03/2018
3	4/34 Ladd St WATSONIA 3087	\$536,000	16/12/2017

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: Townhouse
 (Single)
Land Size: 232 sqm approx
Agent Comments

Indicative Selling Price
 \$580,000 - \$630,000
Median Unit Price
 Year ending March 2018: \$650,000

Comparable Properties



3/19 High St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 6
Property Type: Unit



71 Mcnamara St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$599,000
Method: Private Sale
Date: 02/03/2018
Rooms: -
Property Type: Unit
Land Size: 151 sqm approx



4/34 Ladd St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$536,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 4
Property Type: Unit