

## 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

145 Watsonia Road, Watsonia Vic 3087

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&amp;

\$748,000

**Median sale price**

Median price \$835,000

House

X

Unit

Suburb

Watsonia

Period - From 01/01/2017

to

31/12/2017

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	2/278 Grimshaw St WATSONIA NORTH 3087	\$790,000	08/11/2017
2	462 Grimshaw St BUNDOORA 3083	\$700,000	31/10/2017
3	1/15 Kenmare St WATSONIA 3087	\$695,000	28/10/2017

**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.

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**Indicative Selling Price**

\$680,000 - \$748,000

**Median House Price**

Year ending December 2017: \$835,000



 3  2  1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 280 sqm approx

Agent Comments

## Comparable Properties

**2/278 Grimshaw St WATSONIA NORTH 3087 (VG)**

Agent Comments

 3  -  -

**Price:** \$790,000

**Method:** Sale

**Date:** 08/11/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**462 Grimshaw St BUNDOORA 3083 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 31/10/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 304 sqm approx



**1/15 Kenmare St WATSONIA 3087 (REI)**

Agent Comments

 3  2  1

**Price:** \$695,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** Townhouse (Res)