

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$835,000 House 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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Rooms:
Property Type: House (Res)
Land Size: 280 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median House Price
Year ending December 2017: \$835,000

Comparable Properties

2/278 Grimshaw St WATSONIA NORTH 3087 (VG) Agent Comments

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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

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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

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Price: \$695,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: Townhouse (Res)