

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
22 Curtis Avenue, Watsonia Vic 3087

Indicative selling price

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

Range between \$825,000 & \$895,000

Median sale price

Median price \$740,000 House X Unit Suburb Watsonia

Period - From 01/07/2016 to 30/06/2017 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	60 Orana Dr WATSONIA 3087	\$880,000	06/05/2017
2	41 Ladd St WATSONIA 3087	\$873,000	02/09/2017
3	18 Barry St WATSONIA 3087	\$830,000	22/07/2017

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
Land Size: 584.636 sqm approx
Agent Comments

Indicative Selling Price
\$825,000 - \$895,000
Median House Price
Year ending June 2017: \$740,000

Comparable Properties



60 Orana Dr WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 06/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 555 sqm approx



41 Ladd St WATSONIA 3087 (REI)

Agent Comments



Price: \$873,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 8
Property Type: House (Res)
Land Size: 696 sqm approx



18 Barry St WATSONIA 3087 (REI)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 22/07/2017
Rooms: 5
Property Type: House (Res)