



Marilyn MCGIBBON

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## 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 76 Kenmare Street, Watsonia Vic 3087

#### Indicative selling price

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

Range between \$600,000 & \$660,000

#### 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	1/34 Longmuir Rd WATSONIA 3087	\$655,000	15/07/2017
2	5/105 Torbay St MACLEOD 3085	\$611,000	08/07/2017
3	2/63 Devonshire Rd WATSONIA 3087	\$604,000	15/07/2017

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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**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

Year ending June 2017: \$740,000



2   -   1

**Rooms:**

**Property Type:** Unit

**Land Size:** 211 sqm approx

Agent Comments

## Comparable Properties



1/34 Longmuir Rd WATSONIA 3087 (REI)

Agent Comments

2   1   1

**Price:** \$655,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Rooms:** 8

**Property Type:** Unit



5/105 Torbay St MACLEOD 3085 (REI)

Agent Comments

2   1   1

**Price:** \$611,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 4

**Property Type:** Unit



2/63 Devonshire Rd WATSONIA 3087 (REI)

Agent Comments

2   1   1

**Price:** \$604,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Rooms:** 3

**Property Type:** Unit