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	20 Weatherlake Street, Watsonia Vic 3087

Indicative selling price

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

Single price	$835,000

Median sale price

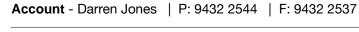| Median price	$855,000	House	X	Unit		Suburb	Watsonia
Period - From	01/04/2017	to	31/03/2018			Source	REIV

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	17 Medbury Av WATSONIA 3087	$838,000	05/05/2018
2	28 Cooinda Cr WATSONIA 3087	$835,000	16/06/2018
3	33 Black St WATSONIA 3087	$835,000	02/06/2018

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.~~

🛏 3   🛁 1   🚗

Rooms:
Property Type: House
Land Size: 602 sqm approx

Agent Comments

Indicative Selling Price
$835,000
Median House Price
Year ending March 2018: $855,000

Comparable Properties

17 Medbury Av WATSONIA 3087 (REI/VG)

🛏 3   🛁 1   🚗 3

Price: $838,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 5
Property Type: House
Land Size: 557 sqm approx

Agent Comments

28 Cooinda Cr WATSONIA 3087 (REI)

🛏 3   🛁 1   🚗 2

Price: $835,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

33 Black St WATSONIA 3087 (REI)

🛏 3   🛁 1   🚗 1

Price: $835,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)

Agent Comments