

# 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

2/32 Yerrawa Drive, 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 \$800,000 & \$880,000

### Median sale price

Median price \$753,500 Property Type House Suburb Watsonia

Period - From 01/07/2019 to 30/09/2019 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	14 Wilson St MACLEOD 3085	\$845,000	10/07/2019
2	2/101 Yallambie Rd MACLEOD 3085	\$830,000	16/09/2019
3	4/67 Alexandra St GREENSBOROUGH 3088		03/07/2019

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.~~

This Statement of Information was prepared on:

04/11/2019 13:25



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
September quarter 2019: \$753,500

## Comparable Properties



**14 Wilson St MACLEOD 3085 (REI)**

Agent Comments

 3  2  2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 10/07/2019  
**Rooms:** 7  
**Property Type:** Townhouse (Single)



**2/101 Yallambie Rd MACLEOD 3085 (REI)**

Agent Comments

 3  2  2

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 16/09/2019  
**Property Type:** Townhouse (Single)  
**Land Size:** 218 sqm approx



**4/67 Alexandra St GREENSBOROUGH 3088 (REI)**

Agent Comments

 4  3  2

**Price:**  
**Method:** Private Sale  
**Date:** 03/07/2019  
**Rooms:** 7  
**Property Type:** Townhouse (Single)