Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	2/32 Yerrawa Drive, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price \$753,500	Property Ty	ne House	Suburb	Watsonia
Period - From 01/07/2019	to 30/09/20	119 Sc	ource 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

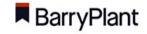
Add	dress of comparable property	Price	Date of sale
1	14 Wilson St MACLEOD 3085	\$845,000	10/07/2019
2	2/101 Yallambie Rd MACLEOD 3085	\$830,000	16/09/2019
3	4/67 Alexandra St GREENSBOROUGH 3088		03/07/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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

Comparable Properties



14 Wilson St MACLEOD 3085 (REI)



Price: \$845,000 Method: Private Sale Date: 10/07/2019

Rooms: 7

Property Type: Townhouse (Single)

Agent Comments



2/101 Yallambie Rd MACLEOD 3085 (REI)







Price: \$830,000 Method: Private Sale Date: 16/09/2019

Property Type: Townhouse (Single) Land Size: 218 sqm approx

Agent Comments



4/67 Alexandra St GREENSBOROUGH 3088

(REI) **└─** 4



Price:

Method: Private Sale Date: 03/07/2019

Rooms: 7

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988



