

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
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$650,000	&	\$700,000
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**Median sale price**

Median price	\$830,500	House	X	Unit		Suburb	Watsonia
Period - From	01/10/2017	to	30/09/2018	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	4 Nepean St WATSONIA 3087	\$700,000	18/09/2018
2	39 Hakea St WATSONIA NORTH 3087	\$675,000	11/12/2018
3	98 Macorna St WATSONIA NORTH 3087	\$665,000	15/09/2018

**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**  
 \$650,000 - \$700,000  
**Median House Price**  
 Year ending September 2018: \$830,500

## Comparable Properties



**4 Nepean St WATSONIA 3087 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 18/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx



**39 Hakea St WATSONIA NORTH 3087 (REI)**

Agent Comments

3 1 2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 11/12/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx



**98 Macorna St WATSONIA NORTH 3087 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$665,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx