

#### 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	20 Weatherlake Street, Watsonia Vic 3087
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$650,000	&	\$700,000

#### Median sale price

Median price	\$830,500	Hou	ıse X	Unit		Suburb	Watsonia
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

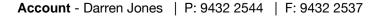
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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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)







**Price:** \$700,000 **Method:** Private Sale **Date:** 18/09/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 605 sqm approx

Agent Comments



39 Hakea St WATSONIA NORTH 3087 (REI)

**-**3

Price: \$675,000 Method: Private Sale







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Agent Comments

Date: 11/12/2018 Rooms: 5 Property Type: House (Res) Land Size: 570 sqm approx

98 Macorna St WATSONIA NORTH 3087

(REI/VG)

**-**3





**a** 2

Price: \$665,000 Method: Auction Sale Date: 15/09/2018

Rooms: 5

**Property Type:** House (Res) **Land Size:** 550 sqm approx

Agent Comments

**Account** - Darren Jones | P: 9432 2544 | F: 9432 2537





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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