

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 380 Service Road, Watsonia Vic 3087

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$725,500 Property Type House Suburb Watsonia

Period - From 01/10/2018 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 | 10 Russell St GREENSBOROUGH 3088 | \$720,000 | 10/08/2019 |
| 2 | 107 Delta Rd GREENSBOROUGH 3088 | \$716,200 | 10/08/2019 |
| 3 | 7 Rasheda St WATSONIA 3087 | \$705,000 | 06/07/2019 |

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: 25/11/2019 13:27



3 1 2

Property Type: House (Res)

Land Size: 613 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

Year ending September 2019: \$725,500

Comparable Properties



10 Russell St GREENSBOROUGH 3088
(REI/VG)

[Agent Comments](#)

3 1 2

Price: \$720,000

Method: Auction Sale

Date: 10/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 536 sqm approx



107 Delta Rd GREENSBOROUGH 3088
(REI/VG)

[Agent Comments](#)

3 2 1

Price: \$716,200

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)

Land Size: 589 sqm approx



7 Rasheda St WATSONIA 3087 (REI/VG)

[Agent Comments](#)

4 1 1

Price: \$705,000

Method: Auction Sale

Date: 06/07/2019

Rooms: 6

Property Type: House (Res)

Land Size: 624 sqm approx