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 betweer	n \$680,000		&		\$720,000				
Median sale price									
Median price	\$725,500	Property Type Ho		Hous	use		Suburb	Watsonia	
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ade	dress 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









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) Price: \$720,000 Method: Auction Sale Date: 10/08/2019 Rooms: 4 Property Type: House (Res) Land Size: 536 sqm approx	Agent Comments
107 Delta Rd GREENSBOROUGH 3088 (REI/VG) 1 3 2 1 1 Price: \$716,200 Method: Auction Sale Date: 10/08/2019 Property Type: House (Res) Land Size: 589 sqm approx	Agent Comments
7 Rasheda St WATSONIA 3087 (REI/VG) 4 1 1 1 Price: \$705,000 Method: Auction Sale Date: 06/07/2019 Rooms: 6 Property Type: House (Res) Land Size: 624 sqm approx	Agent Comments

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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.