

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 \$750,000	&	\$800,000
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Median sale price

Median price	\$830,500	Hou	ıse X	Unit		Suburb	Watsonia
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

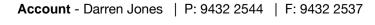
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	52 Frensham Rd WATSONIA 3087	\$795,000	12/05/2018
2	14 Gayle St WATSONIA 3087	\$790,000	21/04/2018
3	45 Adeline St GREENSBOROUGH 3088	\$750,000	06/08/2018

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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Property Type: House Land Size: 602 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$800,000 **Median House Price** Year ending June 2018: \$830,500

Comparable Properties



52 Frensham Rd WATSONIA 3087 (REI/VG)

=3







Price: \$795.000 Method: Auction Sale Date: 12/05/2018

Rooms: 7

Property Type: House Land Size: 449 sqm approx Agent Comments

14 Gayle St WATSONIA 3087 (REI/VG)







Price: \$790,000 Method: Auction Sale Date: 21/04/2018 Rooms: 5

Property Type: House (Res) Land Size: 585 sqm approx **Agent Comments**



45 Adeline St GREENSBOROUGH 3088

(REI/VG)







Price: \$750,000 Method: Private Sale Date: 06/08/2018

Rooms: 4

Property Type: House Land Size: 604 sqm approx Agent Comments

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