

Loretta Khoo 9467 5444 0437 751 641 Ikhoo@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Property offered for sal

Address	22 Curtis Avenue, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$700,000	Ω	\$770,000
range between	φ700,000	α	Ψ110,000

Median sale price

Median price	\$740,000	Hou	se X	Unit		Suburb	Watsonia
Period - From	01/07/2016	to	30/06/2017		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 \$785,000 04/03/2017 17 Longmuir Rd WATSONIA 3087 2 \$730,000 12/05/2017 16 Bungay St WATSONIA 3087 3 61 Princes St WATSONIA 3087 \$700,000 12/08/2017

OR

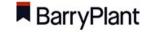
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

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Indicative Selling Price \$700,000 - \$770,000 **Median House Price** Year ending June 2017: \$740,000



Rooms:

Property Type: House Land Size: 584.636 sqm approx

Agent Comments

Comparable Properties



17 Longmuir Rd WATSONIA 3087 (REI/VG)

Price: \$785,000 Method: Auction Sale Date: 04/03/2017 Rooms: 5

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments



16 Bungay St WATSONIA 3087 (REI/VG)

9 3





Price: \$730.000

Method: Sold Before Auction

Date: 12/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 543 sqm approx

Agent Comments



61 Princes St WATSONIA 3087 (REI)



Price: \$700,000 Method: Auction Sale Date: 12/08/2017

Rooms: -

Property Type: House (Res) Land Size: 530 sqm approx

Agent Comments

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