

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	22 Curtis Avenue, Watsonia Vic 3087
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Indicative selling price

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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$740,000	House	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	17 Longmuir Rd WATSONIA 3087	\$785,000	04/03/2017
2	16 Bungay St WATSONIA 3087	\$730,000	12/05/2017
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.

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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) **Agent Comments**



Price: \$785,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 600 sqm approx



16 Bungay St WATSONIA 3087 (REI/VG) **Agent Comments**



Price: \$730,000
Method: Sold Before Auction
Date: 12/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 543 sqm approx



61 Princes St WATSONIA 3087 (REI) **Agent Comments**



Price: \$700,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx