

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 sale	9
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Address	1/22 Peters 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	\$600,000	&	\$640,000
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Median sale price

Median price	\$590,000	Hou	se	Unit	Х	Suburb	Watsonia
Period - From	01/10/2016	to	30/09/2017		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 \$655,000 15/07/2017 1/34 Longmuir Rd WATSONIA 3087 2 2/63 Devonshire Rd WATSONIA 3087 \$604,000 15/07/2017 3 3/140-144 Watsonia Rd WATSONIA 3087 \$600,000 24/06/2017

OR

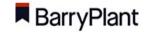
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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

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Indicative Selling Price \$600,000 - \$640,000 **Median Unit Price** Year ending September 2017: \$590,000







Comparable Properties



1/34 Longmuir Rd WATSONIA 3087 (REI/VG)

Price: \$655,000 Method: Auction Sale Date: 15/07/2017 Rooms: 8

-- 2

Property Type: Unit

Agent Comments



REEN KONES

2/63 Devonshire Rd WATSONIA 3087 (REI/VG) Agent Comments

-2



Price: \$604,000 Method: Auction Sale Date: 15/07/2017 Rooms: 3

Property Type: Unit





3/140-144 Watsonia Rd WATSONIA 3087 (REI/VG)

-2

Price: \$600.000 Method: Auction Sale Date: 24/06/2017 Rooms: -

Property Type: Unit Land Size: 288 sqm approx Agent Comments



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