Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 317 Grimshaw Street, Watsonia Vic 3087

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$730,000		&		\$790,000			
Median sale pi	rice							
Median price	\$889,000	Pro	operty Type	Hou	se		Suburb	Watsonia
Period - From	15/04/2023	to	14/04/2024		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	9 Dallas Cr WATSONIA NORTH 3087	\$780,000	11/12/2023
2	82 Alexandra St GREENSBOROUGH 3088	\$774,000	09/02/2024
3	2a Herbert St WATSONIA 3087	\$750,000	23/02/2024

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:

15/04/2024 10:24



317 Grimshaw Street, Watsonia Vic 3087



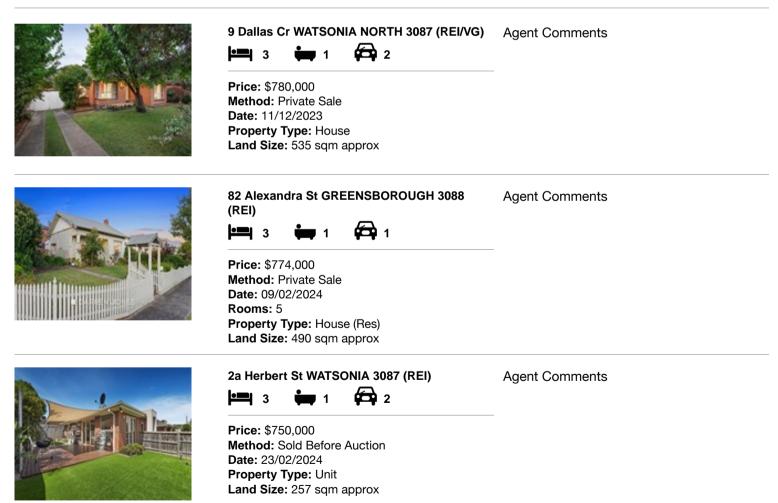
John Le Gros



Rooms: 4 Property Type: House (Res) Land Size: 356 sqm approx Agent Comments 03 9439 1222 0422 608 038 johnlegros@jelliscraig.com.au Indicative Selling Price

\$730,000 - \$790,000 Median House Price 15/04/2023 - 14/04/2024: \$889,000

Comparable Properties



Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.