## 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



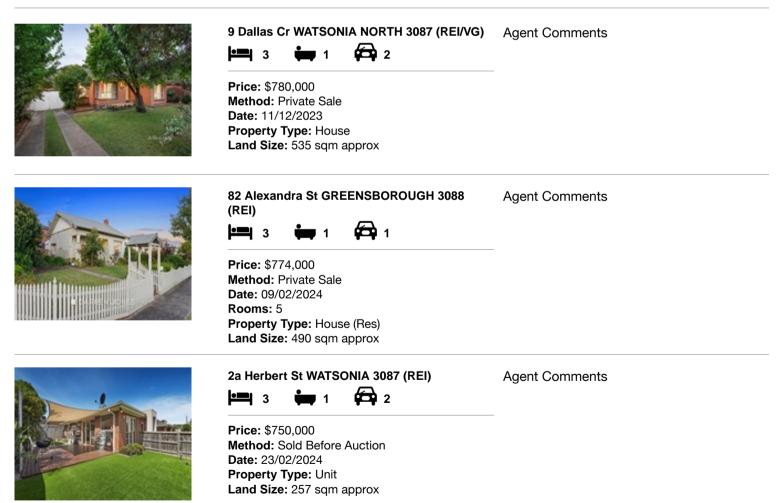
John Le Gros



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





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