

# 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

317 Grimshaw Street, Watsonia Vic 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$790,000

### Median sale price

Median price \$889,000 Property Type House Suburb Watsonia

Period - From 15/04/2023 to 14/04/2024 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	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



**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 356 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$730,000 - \$790,000

**Median House Price**

15/04/2023 - 14/04/2024: \$889,000

## Comparable Properties



**9 Dallas Cr WATSONIA NORTH 3087 (REI/VG)** **Agent Comments**



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** House  
**Land Size:** 535 sqm approx



**82 Alexandra St GREENSBOROUGH 3088 (REI)** **Agent Comments**



**Price:** \$774,000  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 490 sqm approx



**2a Herbert St WATSONIA 3087 (REI)** **Agent Comments**



**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 23/02/2024  
**Property Type:** Unit  
**Land Size:** 257 sqm approx

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