

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

9a Eden Avenue, Watsonia Vic 3087

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$707,250

Property Type

Unit

Suburb

Watsonia

Period - From

01/04/2023

to

31/03/2024

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	1/34 Longmuir Rd WATSONIA 3087	\$760,000	24/02/2024
2	2a Herbert St WATSONIA 3087	\$750,000	23/02/2024
3	2/16 Wilkinson St MACLEOD 3085	\$750,000	02/05/2024

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:

14/06/2024 12:44



3
 2
 2

Property Type: Unit
Land Size: 362 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median Unit Price
 Year ending March 2024: \$707,250

Comparable Properties



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

Agent Comments

2
 1
 2

Price: \$760,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)



2a Herbert St WATSONIA 3087 (REI/VG)

Agent Comments

3
 1
 2

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



2/16 Wilkinson St MACLEOD 3085 (REI)

Agent Comments

3
 1
 2

Price: \$750,000
Method: Sold Before Auction
Date: 02/05/2024
Property Type: Unit
Land Size: 250 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996