

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

2/31 Grace Street Watsonia VIC 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Watsonia

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

2/272 Grimshaw Street Watsonia North VIC 3087	\$540,000	21-Aug-19
3/37 Torbay Street Macleod VIC 3085	\$609,000	26-Oct-19
4/90 Watsonia Road Watsonia VIC 3087	\$615,000	15-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 18 February 2020



2/272 Grimshaw Street Watsonia North VIC 3087

 2  1  2

Sold Price

\$540,000

Sold Date

21-Aug-19

Distance

1.07km



3/37 Torbay Street Macleod VIC 3085

 2  1  1

Sold Price

\$609,000

Sold Date

26-Oct-19

Distance

1.48km



4/90 Watsonia Road Watsonia VIC 3087

 2  1  1

Sold Price

^{RS} **\$615,000**

Sold Date

15-Feb-20

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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