

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

9 ST JAMES COURT 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,000

Property type

House

Suburb

Watsonia

Period-from

01 Apr 2022

to

31 Mar 2023

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

11 DELTA ROAD GREENSBOROUGH VIC 3088	\$718,500	05-Dec-22
7 SAUL COURT GREENSBOROUGH VIC 3088	\$717,000	28-Nov-22

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: 19 April 2023



11 DELTA ROAD GREENSBOROUGH Sold Price
VIC 3088

 3  1  1

\$718,500 Sold Date **05-Dec-22**

Distance **0.52km**



7 SAUL COURT GREENSBOROUGH Sold Price
VIC 3088

 3  1  2

\$717,000 Sold Date **28-Nov-22**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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