## 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	44 Yerrawa Drive, Watsonia Vic 3087
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,055,000	Pro	perty Type	House		Suburb	Watsonia
Period - From	01/10/2024	to	31/12/2024		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

	and the companies of the control of		
1	11 Stewart Tce MACLEOD 3085	\$1,315,000	01/03/2025
2	14 Thompson St WATSONIA 3087	\$1,300,000	16/11/2024
3	2 Hinkler Av MACLEOD 3085	\$1,300,000	26/10/2024

#### 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:	06/03/2025 14:30



Date of sale



Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** 

December guarter 2024: \$1,055,000



Property Type: House Land Size: 549 sqm approx

**Agent Comments** 

# Comparable Properties



11 Stewart Tce MACLEOD 3085 (REI)

Price: \$1,315,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res)

**Agent Comments** 



14 Thompson St WATSONIA 3087 (REI/VG)

**Agent Comments** 

Price: \$1,300,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 635 sqm approx

2 Hinkler Av MACLEOD 3085 (REI/VG)

**Agent Comments** 



Price: \$1,300,000 Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res) Land Size: 651 sqm approx

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





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