

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

1/295 Greenwood Drive 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,500

Property type

Unit

Suburb

Watsonia

Period-from

01 May 2019

to

30 Apr 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

2/31 Grace Street Watsonia VIC 3087	\$625,000	14-Mar-20
2/17 Black Street Watsonia VIC 3087	\$690,000	12-Dec-19
16 Lenola Street Macleod VIC 3085	\$749,500	16-Jan-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: 26 May 2020



2/31 Grace Street Watsonia VIC 3087

 2  1  2

Sold Price

\$625,000

Sold Date

14-Mar-20

Distance

0.22km



2/17 Black Street Watsonia VIC 3087

 2  1  1

Sold Price

\$690,000

Sold Date

12-Dec-19

Distance

0.37km



16 Lenola Street Macleod VIC 3085

 3  2  2

Sold Price

\$749,500

Sold Date

16-Jan-20

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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