

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

79 Macorna Street, Watsonia North Vic 3087

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$920,000 Property Type House Suburb Watsonia North

Period - From 01/04/2022 to 31/03/2023 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.~~

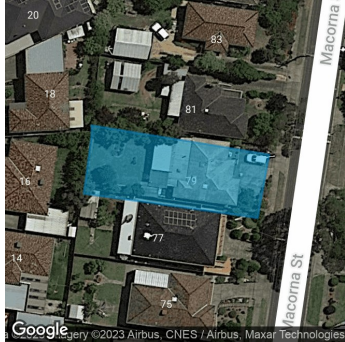
Address of comparable property		Price	Date of sale
1	17 Longmuir Rd WATSONIA 3087	\$889,000	01/07/2023
2	146 Macorna St WATSONIA NORTH 3087	\$860,000	28/03/2023
3			

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:

06/07/2023 10:49



3 2 1

Property Type: House
Land Size: 611 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending March 2023: \$920,000

Comparable Properties



17 Longmuir Rd WATSONIA 3087 (REI)

Agent Comments

4 1 2

Price: \$889,000
Method: Auction Sale
Date: 01/07/2023
Property Type: House (Res)
Land Size: 600 sqm approx



146 Macorna St WATSONIA NORTH 3087 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000
Method: Sold Before Auction
Date: 28/03/2023
Rooms: 4
Property Type: House (Res)
Land Size: 555 sqm approx

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.