

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

2/26 McKellar 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

\$827,500

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Watsonia

Period-from

01 Mar 2019

to

29 Feb 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

1/5-9 Jessop Street Greensborough VIC 3088	\$750,000	27-Jun-19
1/67 Alexandra Street Greensborough VIC 3088	\$780,000	12-Jul-19
4/67 Alexandra Street Greensborough VIC 3088	\$847,500	02-Jul-19

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: 21 March 2020



**1/5-9 Jessop Street Greensborough
VIC 3088**

 4  1  2

Sold Price

\$750,000

Sold Date

27-Jun-19

Distance

1.36km



**1/67 Alexandra Street
Greensborough VIC 3088**

 3  2  2

Sold Price

\$780,000

Sold Date

12-Jul-19

Distance

2km



**4/67 Alexandra Street
Greensborough VIC 3088**

 4  3  2

Sold Price

\$847,500

Sold Date

02-Jul-19

Distance

2.01km

RS = Recent sale

UN = Undisclosed Sale

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