

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

2/46 Elder Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$837,000

Property Type Unit

Suburb Watsonia

Period - From 01/04/2024

to 30/06/2024

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	Date of sale
1	3/182 Grimshaw St GREENSBOROUGH 3088	\$605,000	26/09/2024
2	5/174 Elder St GREENSBOROUGH 3088	\$670,000	17/09/2024
3	16a Morwell Av WATSONIA 3087	\$735,000	27/07/2024

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:

03/10/2024 16:33



 2  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

June quarter 2024: \$837,000

Comparable Properties



3/182 Grimshaw St GREENSBOROUGH 3088 (REI)

Agent Comments

 2  2  1

Price: \$605,000

Method: Private Sale

Date: 26/09/2024

Property Type: Townhouse (Single)

Land Size: 750 sqm approx



5/174 Elder St GREENSBOROUGH 3088 (REI)

Agent Comments

 2  2  1

Price: \$670,000

Method: Private Sale

Date: 17/09/2024

Property Type: Unit

Land Size: 146 sqm approx



16a Morwell Av WATSONIA 3087 (REI)

Agent Comments

 2  1  1

Price: \$735,000

Method: Auction Sale

Date: 27/07/2024

Property Type: Townhouse (Res)

Land Size: 139 sqm approx

Account - Barry Plant | P: (03) 9431 1243