

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

1/14 Lambourn Road 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

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$893,000

Property type

House

Suburb

Watsonia

Period-from

01 Nov 2020

to

31 Oct 2021

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

1/1 Meagher Street Watsonia VIC 3087	\$945,000	30-Oct-21
108 Somers Avenue Macleod VIC 3085	\$878,000	31-Jul-21
7 Sinclair Crescent Macleod VIC 3085	\$910,000	06-Oct-21

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: 27 November 2021



1/1 Meagher Street Watsonia VIC 3087

 3  1  2

Sold Price

^{RS} **\$945,000**

Sold Date

30-Oct-21

Distance

0.66km



108 Somers Avenue Macleod VIC 3085

 2  1  2

Sold Price

\$878,000

Sold Date

31-Jul-21

Distance

0.95km



7 Sinclair Crescent Macleod VIC 3085

 3  1  2

Sold Price

^{RS} **\$910,000**

Sold Date

06-Oct-21

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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