

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 Derwent Place Watsonia North 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Watsonia North

Period-from

01 Jul 2020

to

30 Jun 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

35 Hakea Street Watsonia North VIC 3087	\$1,005,000	08-May-21
15 Elwers Street Watsonia North VIC 3087	\$1,140,000	29-Jan-21
10 Middleton Street Watsonia North VIC 3087	\$1,070,000	13-Mar-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: 06 July 2021



35 Hakea Street Watsonia North VIC 3087

4 3 1

Sold Price

^{RS} **\$1,005,000**

Sold Date

08-May-21

Distance

0.08km



15 Elwers Street Watsonia North VIC 3087

4 2 3

Sold Price

\$1,140,000

Sold Date

29-Jan-21

Distance

0.41km



10 Middleton Street Watsonia North VIC 3087

4 2 2

Sold Price

\$1,070,000

Sold Date

13-Mar-21

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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