

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

35 HAKEA STREET, WATSONIA NORTH, VIC 3087

Indicative selling price

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

Price Range:

\$940,000 to \$1,034,000

Median sale price

Median price

\$850,000

Property type

House

Suburb

WATSONIA NORTH

Period

01 December 2020 to 28 February 2021

Source

pricfinder

Comparable property sales

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

24 EDMUND RICE PDE, WATSONIA NORTH, VIC 3087	*\$995,000	27/03/2021
10 MIDDLETON ST, WATSONIA NORTH, VIC 3087	*\$1,070,000	13/03/2021
8 DERWENT PL, WATSONIA NORTH, VIC 3087	\$935,000	29/10/2020

This Statement of Information was prepared on:

29/03/2021