

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

3 SHARPES ROAD 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

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Watsonia North

Period-from

01 Nov 2021

to

31 Oct 2022

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

30 HAKEA STREET WATSONIA NORTH VIC 3087	\$750,000	21-Oct-22
52 MORETON CRESCENT BUNDOORA VIC 3083	\$743,000	05-Nov-22
10 JACQUELINE ROAD BUNDOORA VIC 3083	\$755,000	18-Aug-22

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: 14 November 2022



**30 HAKEA STREET WATSONIA
NORTH VIC 3087**

 3  1  2

Sold Price

^{RS} **\$750,000** Sold Date **21-Oct-22**

Distance **0.93km**



**52 MORETON CRESCENT
BUNDOORA VIC 3083**

 3  1  2

Sold Price

^{RS} **\$743,000** Sold Date **05-Nov-22**

Distance **1.94km**



**10 JACQUELINE ROAD BUNDOORA
VIC 3083**

 3  1  1

Sold Price

\$755,000 Sold Date **18-Aug-22**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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