

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	2/30 Lambourn Road, WATSONIA, VIC 3087
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Indicative selling price

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

Single price		or range between	\$820,000	&	\$880,000
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Median sale price

Median price	\$ 965,000	Property type	House	Suburb	WATSONIA
Period - From	25/03/2024	to	24/09/2024	Source	price_finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	3/17 Black Street Watsonia Vic 3087	\$837,000	15/06/2024
2	1/18 Princes Street Watsonia Vic 3087	\$845,000	08/06/2024
3	1/24 Edward Street Macleod Vic 3085	\$830,000	10/04/2024

This Statement of Information was prepared on: 25/09/2024

