

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

1/19 High Street 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Watsonia

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/16 Princes Street Watsonia VIC 3087	\$696,300	27-Aug-19
2/31 Grace Street Watsonia VIC 3087	\$625,000	14-Mar-20
179 Watsonia Road Watsonia VIC 3087	\$675,000	29-Jun-20

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: 13 January 2021



2/16 Princes Street Watsonia VIC 3087

 2  2  1

Sold Price

\$696,300

Sold Date **27-Aug-19**

Distance **0.24km**



2/31 Grace Street Watsonia VIC 3087

 2  1  2

Sold Price

\$625,000

Sold Date **14-Mar-20**

Distance **0.28km**



179 Watsonia Road Watsonia VIC 3087

 2  1  1

Sold Price

\$675,000

Sold Date **29-Jun-20**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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