

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

8 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

\$735,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,500

Property type

House

Suburb

Watsonia North

Period-from

01 Jul 2019

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 34 Orana Drive Watsonia VIC 3087 | \$762,500 | 24-Jun-20 |
| 1 Papua Street Watsonia VIC 3087 | \$750,000 | 01-May-20 |
| 149 Cameron Parade Watsonia North VIC 3087 | \$740,000 | 14-Mar-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: 28 July 2020



34 Orana Drive Watsonia VIC 3087 Sold Price ^{RS} **\$762,500** Sold Date **24-Jun-20**

 2  1  -

Distance **1.53km**



1 Papua Street Watsonia VIC 3087 Sold Price **\$750,000** Sold Date **01-May-20**

 2  1  1

Distance **1.34km**



149 Cameron Parade Watsonia North VIC 3087 Sold Price **\$740,000** Sold Date **14-Mar-20**

 3  1  2

Distance **0.29km**

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

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