

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 MANFRED 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$879,000

Property type

House

Suburb

Watsonia

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

18 ECLIPSE CRESCENT WATSONIA VIC 3087	\$780,000	08-Feb-22
57 DELTA ROAD GREENSBOROUGH VIC 3088	\$725,000	19-Feb-22
2 TODMAN STREET WATSONIA VIC 3087	\$750,000	24-Jan-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 March 2022

BarryPlant

Schedule 1.

OF PARTICULAR INTEREST TO YOU

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18 ECLIPSE CRESCENT WATSONIA VIC 3087

3

1

1

Sold Price

RS

\$780,000

Sold Date

08-Feb-22

Distance

0.09km

3

1

1

57 DELTA ROAD GREENSBOROUGH VIC 3088

3

1

1

Sold Price

RS

\$725,000

Sold Date

19-Feb-22

Distance

0.49km

3

1

1

2 TODMAN STREET WATSONIA VIC 3087

4

1

1

Sold Price

\$750,000

Sold Date

24-Jan-22

Distance

0.42km

RS = Recent sale UN = Undisclosed Sale

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