

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

6 Elwers Street, Watsonia North Vic 3087

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Watsonia North

Period - From

01/04/2024

to

30/06/2024

Source

REIV

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 six 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
1	4 Ricky Ct BUNDOORA 3083	\$1,150,000	14/09/2024
2	5 Damien Ct WATSONIA NORTH 3087	\$1,195,000	28/08/2024
3	18 Gerrard St WATSONIA NORTH 3087	\$1,035,000	18/05/2024

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 six months.~~

This Statement of Information was prepared on:

24/09/2024 13:30



 4  2  2

Property Type: House (Res)
Land Size: 1106 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2024: \$900,000

Comparable Properties



4 Ricky Ct BUNDOORA 3083 (REI)

Agent Comments

 4  1  2

Price: \$1,150,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 628 sqm approx



5 Damien Ct WATSONIA NORTH 3087 (REI)

Agent Comments

 4  3  1

Price: \$1,195,000
Method: Sold Before Auction
Date: 28/08/2024
Property Type: House (Res)



18 Gerrard St WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,035,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 637 sqm approx

Account - Barry Plant | P: (03) 9431 1243