

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

31 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Watsonia

Period-from

01 Mar 2023

to

29 Feb 2024

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

| | | |
|--|-----------|-----------|
| 2A HERBERT STREET WATSONIA VIC 3087 | \$750,000 | 22-Feb-24 |
| 1/3 JESSOP STREET GREENSBOROUGH VIC 3088 | \$688,000 | 14-Dec-23 |
| 2/88 HIGHVIEW CRESCENT MACLEOD VIC 3085 | \$705,000 | 07-Dec-23 |

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.~~

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**2A HERBERT STREET WATSONIA
VIC 3087**

3 1 1

Sold Price

^{RS}

\$750,000

Sold Date

22-Feb-24

Distance

0.92km



**1/3 JESSOP STREET
GREENSBOROUGH VIC 3088**

3 1 1

Sold Price

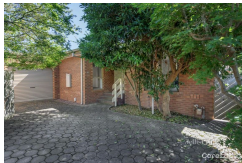
\$688,000

Sold Date

14-Dec-23

Distance

1.53km



**2/88 HIGHVIEW CRESCENT
MACLEOD VIC 3085**

3 1 1

Sold Price

\$705,000

Sold Date

07-Dec-23

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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