

## 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 Senior Court Watsonia North VIC 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$925,000

Property type

Other

Suburb

Watsonia North

Period-from

01 Feb 2021

to

31 Jan 2022

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 Carolyn Crescent Bundoora VIC 3083      | \$760,000 | 11-Dec-21 |
| 5 David Crescent Bundoora VIC 3083        | \$740,000 | 15-Oct-21 |
| 56 Kempston Street Greensborough VIC 3088 | \$715,000 | 11-Nov-21 |

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: 08 February 2022



**2 Carolyn Crescent Bundoora VIC 3083**

 3  2  2

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date

**11-Dec-21**

Distance

**1.03km**



**5 David Crescent Bundoora VIC 3083**

 3  1  -

Sold Price

**\$740,000**

Sold Date

**15-Oct-21**

Distance

**1.14km**



**56 Kempston Street Greensborough VIC 3088**

 2  2  1

Sold Price

**\$715,000**

Sold Date

**11-Nov-21**

Distance

**0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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