

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

4 GABONIA AVENUE 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,000

Property type

House

Suburb

Watsonia

Period-from

01 Mar 2022

to

28 Feb 2023

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

346 YALLAMBIE ROAD YALLAMBIE VIC 3085

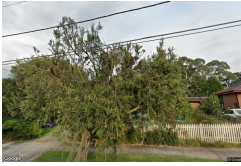
\$661,000

13-Dec-22

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: 29 March 2023



**346 YALLAMBIE ROAD
YALLAMBIE VIC 3085**

 3  1  2

Sold Price **\$661,000** Sold Date **13-Dec-22**

Distance **1.51km**

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

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