

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

42 Orana Drive 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

\$870,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,750

Property type

House

Suburb

Watsonia

Period-from

01 Apr 2020

to

31 Mar 2021

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

2-4 Dunn Street Watsonia VIC 3087	\$910,000	13-Mar-21
18 Russell Street Greensborough VIC 3088	\$886,000	19-Dec-20
248 Nepean Street Greensborough VIC 3088	\$880,000	23-Jan-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: 15 April 2021



2-4 Dunn Street Watsonia VIC 3087 Sold Price

^{RS}

\$910,000

Sold Date

13-Mar-21



3



1



1

Distance

0.93km



18 Russell Street Greensborough VIC 3088

Sold Price

\$886,000

Sold Date

19-Dec-20



3



1



2

Distance

1km



248 Nepean Street Greensborough VIC 3088

Sold Price

^{RS}

\$880,000

^{UN}

Sold Date

23-Jan-21



3



1



2

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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