

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

6/315-317 Greensborough Road 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Watsonia

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

5/139 Grimshaw Street Greensborough VIC 3088	\$567,000	15-Jul-21
4/10 Fairview Grove Watsonia VIC 3087	\$510,000	30-Nov-21
1/268 Grimshaw Street Watsonia North VIC 3087	\$551,000	06-Aug-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: 01 February 2022



**5/139 Grimshaw Street
Greensborough VIC 3088**

 2  1  1

Sold Price **\$567,000** Sold Date **15-Jul-21**

Distance **1.93km**



**4/10 Fairview Grove Watsonia VIC
3087**

 2  1  1

Sold Price ^{RS} **\$510,000** Sold Date **30-Nov-21**

Distance **0.04km**



**1/268 Grimshaw Street Watsonia
North VIC 3087**

 2  1  1

Sold Price **\$551,000** Sold Date **06-Aug-21**

Distance **1.48km**

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

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