

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	10 Hamilton Court, Watsonia North, VIC 3087
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$830,000	&	\$870,000
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Median sale price

Median price	\$1,162,500	Property Type	House	Suburb	Watsonia North (3087)
Period - From	08/10/2023	to	08/10/2024	Source	Realestate

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3 GILLINGHAM STREET, WATSONIA NORTH VIC 3087	\$870,000	21/09/2024
69 MIDDLETON STREET, WATSONIA NORTH VIC 3087	\$925,000	11/09/2024
3 BAWDEN CLOSE, WATSONIA NORTH VIC 3087	\$900,000	25/05/2024

This Statement of Information was prepared on: 08/10/2024