

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

1/56 Princes Street 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$893,000

Property type

Other

Suburb

Watsonia

Period-from

01 Nov 2020

to

31 Oct 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

2/41 Princes Street Watsonia VIC 3087	\$782,000	17-Jul-21
1/37 Devonshire Road Watsonia VIC 3087	\$785,000	25-Oct-21
2/3 Tennyson Street Watsonia VIC 3087	\$820,000	10-Jun-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: 18 November 2021



2/41 Princes Street Watsonia VIC 3087

 3  1  1

Sold Price

\$782,000

Sold Date

17-Jul-21

Distance

0.13km



1/37 Devonshire Road Watsonia VIC 3087

 3  2  2

Sold Price

^{RS} **\$785,000** ^{UN}

Sold Date

25-Oct-21

Distance

0.96km



2/3 Tennyson Street Watsonia VIC 3087

 3  2  1

Sold Price

\$820,000

Sold Date

10-Jun-21

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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