

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 Binnak Drive, Watsonia North Vic 3087

Indicative selling price

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

Range between

\$1,280,000

&

\$1,350,000

Median sale price

Median price

\$890,750

Property Type

House

Suburb

Watsonia North

Period - From

01/07/2022

to

30/06/2023

Source

REIV

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 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
1	53 Cheadle Cr BUNDOORA 3083	\$1,330,000	03/06/2023
2	3 Binnak Dr WATSONIA NORTH 3087	\$1,325,000	11/08/2023
3	14 Glendalough Ct WATSONIA NORTH 3087	\$1,321,500	24/06/2023

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 six months.~~

This Statement of Information was prepared on:

04/09/2023 12:35

6 Binnak Drive, Watsonia North Vic 3087



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median House Price

Year ending June 2023: \$890,750

Comparable Properties



53 Cheadle Cr BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,330,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 618 sqm approx



3 Binnak Dr WATSONIA NORTH 3087 (REI)

Agent Comments

 5  2  2

Price: \$1,325,000

Method: Private Sale

Date: 11/08/2023

Property Type: House

Land Size: 612 sqm approx



14 Glendalough Ct WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,321,500

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 686 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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