

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

2/39 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

\$735,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Watsonia

Period-from

01 Apr 2019

to

31 Mar 2020

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

3/39 Princes Street Watsonia VIC 3087	\$775,000	06-Feb-20
16 Morwell Avenue Watsonia VIC 3087	\$747,000	01-Feb-20
2/26 McKellar Street Watsonia VIC 3087	\$826,000	28-Mar-20

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.~~

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3/39 Princes Street Watsonia VIC 3087

Sold Price

\$775,000

Sold Date **06-Feb-20**

 3  2  1

Distance **0.01km**



16 Morwell Avenue Watsonia VIC 3087

Sold Price

\$747,000

Sold Date **01-Feb-20**

 3  2  1

Distance **0.36km**



2/26 McKellar Street Watsonia VIC 3087

Sold Price

\$826,000

Sold Date **28-Mar-20**

 4  3  2

Distance **0.47km**

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

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