

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

3/7 Browning Court, Watsonia North Vic 3087

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price*

Median price

Property Type

Suburb

Watsonia North

Period - From

to

Source

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	4/4 William St GREENSBOROUGH 3088	\$730,000	15/06/2021
2	1/32 Yerrawa Dr WATSONIA 3087	\$740,000	16/03/2021
3	1/7 Browning Ct WATSONIA NORTH 3087	\$737,500	30/01/2021

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:

24/06/2021 13:38

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
No median price available

Comparable Properties



4/4 William St GREENSBOROUGH 3088 (REI) **Agent Comments**

 3  1  2

Price: \$730,000
Method: Private Sale
Date: 15/06/2021
Rooms: 5
Property Type: Unit



1/32 Yerrawa Dr WATSONIA 3087 (REI/VG) **Agent Comments**

 3  1  1

Price: \$740,000
Method: Private Sale
Date: 16/03/2021
Rooms: 6
Property Type: Unit



1/7 Browning Ct WATSONIA NORTH 3087 (REI/VG) **Agent Comments**

 3  2  2

Price: \$737,500
Method: Auction Sale
Date: 30/01/2021
Property Type: Unit