

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

2/90 Watsonia Road 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Watsonia

Period-from

01 Nov 2019

to

31 Oct 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

2/15 Richards Avenue Watsonia VIC 3087	\$660,000	16-Jun-20
2/9 Louis Street Greensborough VIC 3088	\$610,000	30-May-20
8/174 Elder Street Greensborough VIC 3088	\$617,000	23-Jul-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.~~

This Statement of Information was prepared on: 05 November 2020



2/15 Richards Avenue Watsonia VIC 3087 Sold Price **\$660,000** Sold Date **16-Jun-20**

 2  1  1

Distance **0.71km**



2/9 Louis Street Greensborough VIC 3088 Sold Price **\$610,000** Sold Date **30-May-20**

 2  1  1

Distance **1.73km**



8/174 Elder Street Greensborough VIC 3088 Sold Price **\$617,000** Sold Date **23-Jul-20**

 2  2  1

Distance **1.75km**

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

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