

# 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

2/11 Powley Parade, Watsonia Vic 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$750,000

### Median sale price

Median price \$890,000

Property Type Townhouse

Suburb Watsonia

Period - From 09/02/2021

to 08/02/2022

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	11/174 Elder St GREENSBOROUGH 3088	\$750,000	29/12/2021
2	2/101 Torbay St MACLEOD 3085	\$710,000	14/10/2021
3	4/442 Grimshaw St BUNDOORA 3083	\$685,000	29/01/2022

**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:

09/02/2022 12:40