

## 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

2/27 Richards Avenue Watsonia VIC 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

Suburb

Watsonia

Period-from

01 Sep 2020

to

31 Aug 2021

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

| Address of comparable property         | Price       | Date of sale |
|--|-------------|--------------|
| 1/27 Richards Avenue Watsonia VIC 3087 | \$1,005,000 | 11-Sep-21    |
| 3/27 Richards Avenue Watsonia VIC 3087 | \$985,000   | 10-Sep-21    |
|  |             |              |

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: 30 September 2021



1/27 Richards Avenue Watsonia VIC 3087 Sold Price <sup>RS</sup> \$1,005,000 Sold Date 11-Sep-21

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Distance 0.01km



3/27 Richards Avenue Watsonia VIC 3087 Sold Price <sup>RS</sup> \$985,000 Sold Date 10-Sep-21

 -  -  -

Distance 0.01km

RS = Recent sale      UN = Undisclosed Sale

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