

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

49 Elder 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,250

Property type

House

Suburb

Watsonia

Period-from

01 Jan 2020

to

31 Dec 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

19 Cam Street Greensborough VIC 3088	\$759,000	13-Jul-20
24 Nepean Street Watsonia VIC 3087	\$766,500	04-Aug-20
37 Bungay Street Watsonia VIC 3087	\$790,000	21-Sep-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: 06 January 2021



19 Cam Street Greensborough VIC 3088

Sold Price

\$759,000

Sold Date

13-Jul-20

3

1

2

Distance

1km



24 Nepean Street Watsonia VIC 3087

Sold Price

\$766,500

Sold Date

04-Aug-20

3

1

2

Distance

0.32km



37 Bungay Street Watsonia VIC 3087

Sold Price

^{RS}**\$790,000**^{UN}

Sold Date

21-Sep-20

3

1

2

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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