

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

44 Gabonia Avenue 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

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

71 Elder Street Watsonia VIC 3087	\$860,000	10-Apr-21
164 Elder Street Greensborough VIC 3088	\$867,000	24-Apr-21
127 Nepean Street Greensborough VIC 3088	\$815,000	28-Jun-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: 16 September 2021



71 Elder Street Watsonia VIC 3087

Sold Price

\$860,000

Sold Date

10-Apr-21



3



1



2

Distance

0.35km



**164 Elder Street Greensborough
VIC 3088**

Sold Price

\$867,000

Sold Date

24-Apr-21



3



1



1

Distance

0.98km



**127 Nepean Street Greensborough
VIC 3088**

Sold Price

\$815,000

Sold Date

28-Jun-21



3



2



2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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