

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

15 Yerrawa Drive 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,750

Property type

House

Suburb

Watsonia

Period-from

01 Mar 2020

to

28 Feb 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

31 Elwers Street Watsonia North VIC 3087	\$692,000	11-Dec-20
48 Nepean Street Watsonia VIC 3087	\$750,000	13-Mar-21
35 Harborne Street Macleod VIC 3085	\$861,000	28-Nov-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: 24 March 2021



31 Elwers Street Watsonia North VIC 3087

3 1 2

Sold Price

\$692,000

Sold Date

11-Dec-20

Distance

1.63km


48 Nepean Street Watsonia VIC 3087

3 1 2

Sold Price

^{RS} **\$750,000**

Sold Date

13-Mar-21

Distance

0.13km


35 Harborne Street Macleod VIC 3085

3 1 -

Sold Price

\$861,000

Sold Date

28-Nov-20

Distance

0.77km
RS = Recent sale

UN = Undisclosed Sale

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