

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

3 GILLINGHAM STREET WATSONIA NORTH 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

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,500

Property type

House

Suburb

Watsonia North

Period-from

01 Aug 2023

to

31 Jul 2024

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

6 HUNTLEY STREET WATSONIA NORTH VIC 3087	\$830,000	04-May-24
2 MYRTLE COURT WATSONIA NORTH VIC 3087	\$825,000	18-May-24
3 BAWDEN CLOSE WATSONIA NORTH VIC 3087	\$900,000	25-May-24

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: 27 August 2024

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**6 HUNTLEY STREET WATSONIA
NORTH VIC 3087**

3 1 2

Sold Price

\$830,000

Sold Date **04-May-24**

Distance **0.97km**



**2 MYRTLE COURT WATSONIA
NORTH VIC 3087**

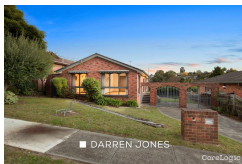
3 2 2

Sold Price

^{RS} **\$825,000**

Sold Date **18-May-24**

Distance **0.68km**



**3 BAWDEN CLOSE WATSONIA
NORTH VIC 3087**

3 2 1

Sold Price

\$900,000

Sold Date **25-May-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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