

## 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

34 KURRAJONG CRESCENT WATSONIA NORTH 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

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$992,500

Property type

House

Suburb

Watsonia North

Period-from

01 Jul 2021

to

30 Jun 2022

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 KURRAJONG CRESCENT WATSONIA NORTH VIC 3087 | \$850,000 | 13-May-22 |
| 6 SENIOR COURT WATSONIA NORTH VIC 3087        | \$800,000 | 05-Mar-22 |
| 14 GILLINGHAM STREET WATSONIA NORTH VIC 3087  | \$815,000 | 04-Jun-22 |

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 July 2022



### 31 KURRAJONG CRESCENT WATSONIA NORTH VIC 3087

3 2 2

Sold Price **\$850,000** Sold Date **13-May-22**

Distance **0.16km**



### 6 SENIOR COURT WATSONIA NORTH VIC 3087

3 1 2

Sold Price **\$800,000** Sold Date **05-Mar-22**

Distance **0.27km**



### 14 GILLINGHAM STREET WATSONIA NORTH VIC 3087

3 2 2

Sold Price <sup>RS</sup> **\$815,000** Sold Date **04-Jun-22**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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