

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

2/4 McKellar 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Watsonia

Period-from

01 May 2020

to

30 Apr 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

3/295 Greenwood Drive Watsonia VIC 3087	\$640,000	10-Mar-21
2/32 Vermont Parade Greensborough VIC 3088	\$690,000	17-Mar-21
2/6 Powley Parade Watsonia VIC 3087	\$680,000	24-Feb-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: 19 May 2021



2/295 Greenwood Drive Watsonia VIC 3087

 2  1  1

Sold Price

\$640,000

Sold Date

10-Mar-21

Distance

0.66km



2/32 Vermont Parade Greensborough VIC 3088

 2  1  1

Sold Price

^{RS} **\$690,000**

Sold Date

17-Mar-21

Distance

1.25km



2/6 Powley Parade Watsonia VIC 3087

 2  1  1

Sold Price

^{RS} **\$680,000**

Sold Date

24-Feb-21

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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