

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

4 LONGFIELD COURT 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

\$985,000

&

\$1,065,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Watsonia North

Period-from

01 Aug 2022

to

31 Jul 2023

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

9 ATKINS AVENUE WATSONIA NORTH VIC 3087	\$1,010,000	13-May-23
8 HUNTLEY STREET WATSONIA NORTH VIC 3087	\$1,000,000	04-May-23

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: 05 August 2023



**9 ATKINS AVENUE WATSONIA
NORTH VIC 3087**

 3  1  2

Sold Price **\$1,010,000** Sold Date **13-May-23**

Distance **0.92km**



**8 HUNTLEY STREET WATSONIA
NORTH VIC 3087**

 4  2  1

Sold Price ^{RS} **\$1,000,000** Sold Date **04-May-23**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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