

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

2/30 Princes 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Watsonia

Period-from

01 Jul 2020

to

30 Jun 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

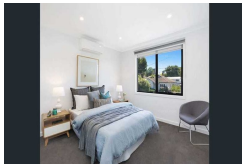
Date of sale

1/39 Princes Street Watsonia VIC 3087	\$890,000	16-Mar-21
71A Ladd Street Watsonia VIC 3087	\$920,000	23-Jun-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: 09 July 2021



1/39 Princes Street Watsonia VIC 3087

Sold Price

\$890,000

Sold Date

16-Mar-21



3



2



1

Distance

0.1km



71A Ladd Street Watsonia VIC 3087

Sold Price

^{RS} **\$920,000**

Sold Date

23-Jun-21



3



2



2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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