

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 Pateman 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

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

6 Gleeson Drive Bundoora VIC 3083	\$810,000	21-Nov-20
36 Anderson Parade Bundoora VIC 3083	\$863,000	06-Feb-21
89 Harborne Street Macleod VIC 3085	\$820,000	27-Mar-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: 03 May 2021



6 Gleeson Drive Bundoora VIC 3083

 3  2  2

Sold Price

\$810,000

Sold Date **21-Nov-20**

Distance **0.38km**



36 Anderson Parade Bundoora VIC 3083

 3  2  2

Sold Price

\$863,000

Sold Date **06-Feb-21**

Distance **1.61km**



89 Harborne Street Macleod VIC 3085

 3  2  2

Sold Price

^{RS} **\$820,000**

Sold Date **27-Mar-21**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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