

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

3 Medbury Avenue 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

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

5 Saul Court Greensborough VIC 3088	\$787,500	13-Mar-21
48 Nepean Street Watsonia VIC 3087	\$750,000	13-Mar-21
27 Trist Street Watsonia North VIC 3087	\$850,000	25-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: 18 May 2021



5 Saul Court Greensborough VIC 3088

3 1 1

Sold Price

\$787,500

Sold Date

13-Mar-21

Distance

0.79km



48 Nepean Street Watsonia VIC 3087

3 1 2

Sold Price

\$750,000

Sold Date

13-Mar-21

Distance

0.31km



27 Trist Street Watsonia North VIC 3087

3 1 1

Sold Price

\$850,000

Sold Date

25-Feb-21

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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