

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

1/15 Richards 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Watsonia

Period-from

01 Oct 2019

to

30 Sep 2020

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

25 Lambourn Road Watsonia VIC 3087	\$740,000	24-Oct-20
1/24 Carwarp Street Macleod VIC 3085	\$775,000	27-Aug-20

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: 28 October 2020



25 Lambourn Road Watsonia VIC 3087

Sold Price

^{RS} **\$740,000** Sold Date **24-Oct-20**

 3  1  2

Distance **0.3km**



1/24 Carwarp Street Macleod VIC 3085

Sold Price

^{RS} **\$775,000** ^{UN} Sold Date **27-Aug-20**

 3  2  2

Distance **1.71km**

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

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