

## 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

31 Elwers Street Watsonia North VIC 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Watsonia North

Period-from

01 Dec 2019

to

30 Nov 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

26 Peters Street Watsonia VIC 3087	\$580,000	22-Jun-20
41 Sharpes Road Watsonia North VIC 3087	\$620,000	09-Jul-20
1 Ninion Court Greensborough VIC 3088	\$632,000	09-Sep-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: 01 December 2020



**26 Peters Street Watsonia VIC 3087** Sold Price **\$580,000** Sold Date **22-Jun-20**

 3  1  1

Distance **0.62km**



**41 Sharpes Road Watsonia North VIC 3087** Sold Price **\$620,000** Sold Date **09-Jul-20**

 3  1  4

Distance **0.49km**



**1 Ninion Court Greensborough VIC 3088** Sold Price **\$632,000** Sold Date **09-Sep-20**

 3  1  3

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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