

## 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

21 Binnak Drive 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

\$1,065,000

&

\$1,135,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Watsonia North

Period-from

01 Nov 2018

to

31 Oct 2019

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

32 Lynch Avenue Bundoora VIC 3083	\$1,111,000	31-Aug-19
3 Bowler Court Bundoora VIC 3083	\$1,055,500	25-May-19

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.

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David Moxon  
P 0394675444  
M 0413673636  
E dmoxon@barryplant.com.au



### 32 Lynch Avenue Bundoora VIC 3083

4 2 2

Sold Price **\$1,111,000** Sold Date **31-Aug-19**

Distance **0.74km**



### 3 Bowler Court Bundoora VIC 3083

4 2 2

Sold Price **\$1,055,500** Sold Date **25-May-19**

Distance **1.45km**

RS = Recent sale UN = Undisclosed Sale

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