

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

4 Tennyson Street, Watsonia Vic 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,440,000

&

\$1,480,000

Median sale price

Median price

\$923,500

Property Type

House

Suburb

Watsonia

Period - From

01/07/2023

to

30/06/2024

Source

REIV

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 six 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
1	8 Harborne St MACLEOD 3085	\$1,500,000	09/03/2024
2			
3			

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 six months.

This Statement of Information was prepared on:

30/07/2024 17:06



4 2 0

Property Type: House
Land Size: 721 sqm approx
Agent Comments

Indicative Selling Price
\$1,440,000 - \$1,480,000
Median House Price
Year ending June 2024: \$923,500

Comparable Properties



8 Harborne St MACLEOD 3085 (REI/VG)

4 2 2

Price: \$1,500,000
Method: Private Sale
Date: 09/03/2024
Property Type: House
Land Size: 560 sqm approx

Agent Comments

Smaller block size than 4 Tennyson Street. 8 Harborne Street overall is a larger house size and has car accommodation (double garage).

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 six months.