

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

44 EDMUND RICE PARADE WATSONIA NORTH 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

\$1,100,000

&

\$1,200,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
12 KURRAJONG CRESCENT WATSONIA NORTH VIC 3087	\$1,160,000	05-Oct-24
142 MACORNA STREET WATSONIA NORTH VIC 3087	\$1,180,000	29-Jun-24
6 ELWERS STREET WATSONIA NORTH VIC 3087	\$1,200,000	11-Oct-24

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: 13 November 2024



**12 KURRAJONG CRESCENT
WATSONIA NORTH VIC 3087**

 5  3  2

Sold Price ^{RS} **\$1,160,000** Sold Date **05-Oct-24**

Distance **1.1km**



**142 MACORNA STREET WATSONIA
NORTH VIC 3087**

 4  2  2

Sold Price ^{RS} **\$1,180,000** Sold Date **29-Jun-24**

Distance **0.42km**



**6 ELWERS STREET WATSONIA
NORTH VIC 3087**

 4  2  2

Sold Price ^{RS} **\$1,200,000** Sold Date **11-Oct-24**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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