

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

35 MORWELL 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

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Watsonia

Period-from

01 Mar 2021

to

28 Feb 2022

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

30 DUNN STREET WATSONIA VIC 3087	\$775,000	22-Oct-21
2/216 NELL STREET GREENSBOROUGH VIC 3088	\$732,500	06-Oct-21
4/157-159 HENRY STREET GREENSBOROUGH VIC 3088	\$775,000	23-Oct-21

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: 17 March 2022



30 DUNN STREET WATSONIA VIC 3087

 3
  2
  1

Sold Price

\$775,000

Sold Date

22-Oct-21

Distance

0.79km


2/216 NELL STREET GREENSBOROUGH VIC 3088

 2
  2
  1

Sold Price

\$732,500

Sold Date

06-Oct-21

Distance

0.87km


4/157-159 HENRY STREET GREENSBOROUGH VIC 3088

 3
  2
  2

Sold Price

\$775,000

Sold Date

23-Oct-21

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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