

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

29 HAKEA STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$878,500

Property type

House

Suburb

Watsonia North

Period-from

01 Oct 2022

to

30 Sep 2023

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

44 MACORNA STREET WATSONIA NORTH VIC 3087	\$980,000	23-Sep-23
4 LONGFIELD COURT WATSONIA NORTH VIC 3087	\$1,000,000	11-Aug-23
8 HUNTLEY STREET WATSONIA NORTH VIC 3087	\$1,000,000	04-May-23

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: 25 October 2023



**44 MACORNA STREET WATSONIA
NORTH VIC 3087**

Sold Price

^{RS} **\$980,000**

Sold Date

23-Sep-23

 4  2  2

Distance

0.46km



**4 LONGFIELD COURT WATSONIA
NORTH VIC 3087**

Sold Price

\$1,000,000

Sold Date

11-Aug-23

 4  2  2

Distance

0.88km



**8 HUNTLEY STREET WATSONIA
NORTH VIC 3087**

Sold Price

Sold Date

04-May-23

 4  2  1

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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