

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

292 Greenwood Drive 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,750

Property type

House

Suburb

Watsonia

Period-from

01 Apr 2020

to

31 Mar 2021

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

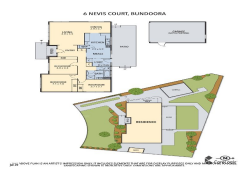
Date of sale

6 Nevis Court Bundoora VIC 3083	\$700,000	09-Nov-20
28 Noorong Avenue Bundoora VIC 3083	\$720,000	31-Oct-20
539 Grimshaw Street Bundoora VIC 3083	\$725,000	23-Jan-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: 06 April 2021

	6 Nevis Court Bundoora VIC 3083	Sold Price	\$700,000	Sold Date 09-Nov-20
	 3  1  2			Distance 0.91km
	28 Noorong Avenue Bundoora VIC 3083	Sold Price	\$720,000	Sold Date 31-Oct-20
	 3  1  1			Distance 1.4km
	539 Grimshaw Street Bundoora VIC 3083	Sold Price	\$725,000	Sold Date 23-Jan-21
	 3  1  1			Distance 1.46km

RS = Recent sale

UN = Undisclosed Sale

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