

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

8 REGIS COURT 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

House

Suburb

Watsonia

Period-from

01 Feb 2024

to

31 Jan 2025

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

183 WATSONIA ROAD WATSONIA VIC 3087	\$776,000	07-Sep-24
23 JUDITH STREET BUNDOORA VIC 3083	\$799,000	21-Dec-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.

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**183 WATSONIA ROAD WATSONIA
VIC 3087**

 3  1  1

Sold Price

\$776,000

Sold Date **07-Sep-24**

Distance **0.21km**



**23 JUDITH STREET BUNDOORA
VIC 3083**

 3  1  1

Sold Price

\$799,000

Sold Date **21-Dec-24**

Distance **1.11km**

RS = Recent sale **UN** = Undisclosed Sale

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