

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

22 GILLINGHAM 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

\$780,000

&

\$830,000

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

35 BYRNE CRESCENT WATSONIA NORTH VIC 3087	\$793,000	22-Apr-23
102 CAMERON PARADE BUNDOORA VIC 3083	\$803,000	16-Sep-23
151 CAMERON PARADE WATSONIA NORTH VIC 3087	\$810,000	26-Aug-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: 04 October 2023



**35 BYRNE CRESCENT WATSONIA
NORTH VIC 3087**

 3  1  1

Sold Price

\$793,000

Sold Date

22-Apr-23

Distance

0.27km



**102 CAMERON PARADE
BUNDOORA VIC 3083**

 3  1  2

Sold Price

^{RS} **\$803,000**

Sold Date

16-Sep-23

Distance

1.54km



**151 CAMERON PARADE WATSONIA
NORTH VIC 3087**

 3  1  1

Sold Price

^{RS} **\$810,000**

Sold Date

26-Aug-23

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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