

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

1/7 Mayling Court, Watsonia, VIC 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$850,000

&

Median sale price

Median price

\$990,000

Property Type

House

Suburb

WATSONIA

Period - From

12/05/2024

to

11/11/2024

Source

price_finder

Comparable property sales

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 six months.

Address of comparable property		Price	Date of sale
1	2/34 LONGMUIR ROAD WATSONIA VIC 3087	\$840,000	26/09/2024
2	3/31 DEVONSHIRE ROAD WATSONIA VIC 3087	\$780,000	07/07/2024
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This Statement of Information was prepared on:

12/11/2024