

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

124 Macorna 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,543

Property type

House

Suburb

Watsonia North

Period-from

01 Jun 2019

to

31 May 2020

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

56 Macorna Street Watsonia North VIC 3087	\$738,000	14-Feb-20
14 Armstrong Street Greensborough VIC 3088	\$835,000	21-Mar-20
18 Loyola Court Watsonia VIC 3087	\$850,000	29-Mar-20

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: 02 June 2020



**56 Macorna Street Watsonia North
VIC 3087**

 3  2  2

Sold Price

\$738,000

Sold Date

14-Feb-20

Distance

0.54km



**14 Armstrong Street
Greensborough VIC 3088**

 3  2  2

Sold Price

\$835,000

Sold Date

21-Mar-20

Distance

0.9km



18 Loyola Court Watsonia VIC 3087

 3  2  2

Sold Price

^{RS} **\$850,000**

Sold Date

29-Mar-20

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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