

# 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

26 High Street, Watsonia Vic 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$790,000

### Median sale price

Median price

\$802,500

Property Type

House

Suburb

Watsonia

Period - From

01/10/2022

to

31/12/2022

Source

REIV

### 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 six 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 26 Darren Av BUNDOORA 3083        | \$840,000 | 04/10/2022   |
| 2 | 2 Browning Ct WATSONIA NORTH 3087 | \$821,250 | 05/10/2022   |
| 3 |                                   |           |              |

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 six months.

This Statement of Information was prepared on:

23/03/2023 14:14



 3  1  2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$740,000 - \$790,000

**Median House Price**

December quarter 2022: \$802,500

## Comparable Properties



**26 Darren Av BUNDOORA 3083 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$840,000

**Method:** Private Sale

**Date:** 04/10/2022

**Property Type:** House

**Land Size:** 544 sqm approx



**2 Browning Ct WATSONIA NORTH 3087 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$821,250

**Method:** Private Sale

**Date:** 05/10/2022

**Property Type:** House

**Land Size:** 539 sqm approx

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.