

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

27 GABONIA AVENUE 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,500

Property type

House

Suburb

Watsonia

Period-from

01 Mar 2021

to

28 Feb 2022

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

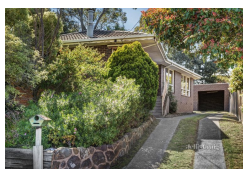
12 SAINSBURY AVENUE GREENSBOROUGH VIC 3088	\$830,000	27-Oct-21
1 SAUL COURT GREENSBOROUGH VIC 3088	\$846,000	14-Oct-21
12 ECLIPSE CRESCENT WATSONIA VIC 3087	\$780,500	11-Nov-21

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: 10 March 2022

Sam Pope
P 03 9435 7666
M 0400154140
E spope@morrisonkleeman.com.au



**12 SAINSBURY AVENUE
GREENSBOROUGH VIC 3088**

Sold Price **\$830,000** Sold Date **27-Oct-21**

3 1 2

Distance -



**1 SAUL COURT GREENSBOROUGH
VIC 3088**

Sold Price **\$846,000** Sold Date **14-Oct-21**

3 1 1

Distance **0.26km**



**This property is
open for inspection!**

Please note: as per Victorian Consumer Protection
If you are fully vaccinated against COVID-19 please look
at inspection by clicking on Request an inspection button
or please attend the inspection at your scheduled time slot.
If you are not vaccinated you must contact us for
result or unable to book a private inspection.
Proof of vaccination will be requested.
Thank you for your understanding.

**12 ECLIPSE CRESCENT WATSONIA
VIC 3087**

Sold Price **\$780,500** Sold Date **11-Nov-21**

3 1 -

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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