

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

2/6 Powley Parade 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

\$635,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Watsonia

Period-from

01 Feb 2020

to

31 Jan 2021

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

4/45-47 Chapman Street Macleod VIC 3085	\$655,000	18-Nov-20
67 McNamara Street Macleod VIC 3085	\$647,000	05-Dec-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: 11 February 2021



**4/45-47 Chapman Street Macleod
VIC 3085**

 2  1  1

Sold Price

^{RS} **\$655,000** Sold Date **18-Nov-20**

Distance **1.75km**



**67 McNamara Street Macleod VIC
3085**

 2  1  1

Sold Price

^{RS} **\$647,000** Sold Date **05-Dec-20**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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