

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

5 GERRARD 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Watsonia North

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

2 CAROLYN CRESCENT BUNDOORA VIC 3083	\$760,000	11-Dec-21
6 SENIOR COURT WATSONIA NORTH VIC 3087	\$800,000	05-Mar-22
23 MIDDLETON STREET WATSONIA NORTH VIC 3087	\$803,000	26-Feb-22

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: 08 March 2022



**2 CAROLYN CRESCENT
BUNDOORA VIC 3083**

 3  2  2

Sold Price **\$760,000** Sold Date **11-Dec-21**

Distance **1.42km**



**6 SENIOR COURT WATSONIA
NORTH VIC 3087**

 3  1  2

Sold Price ^{RS} **\$800,000** Sold Date **05-Mar-22**

Distance **0.39km**



**23 MIDDLETON STREET
WATSONIA NORTH VIC 3087**

 3  1  1

Sold Price ^{RS} **\$803,000** Sold Date **26-Feb-22**

Distance **-**

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

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