

# 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

1/21 High Street, Watsonia Vic 3087

### Indicative selling price

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

Range between \$720,000 & \$770,000

### Median sale price

Median price \$695,500 Property Type Unit Suburb Watsonia

Period - From 01/01/2023 to 31/12/2023 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	3/21 Broad St GREENSBOROUGH 3088	\$763,000	27/11/2023
2	1/31 Highview Cr MACLEOD 3085	\$760,000	12/12/2023
3	3/6 Herbert St WATSONIA 3087	\$721,000	10/02/2024

**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:

21/02/2024 14:39



**Rooms:** 5

**Property Type:** House

**Land Size:** 400 sqm approx

Agent Comments

## Comparable Properties



**3/21 Broad St GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$763,000

**Method:** Private Sale

**Date:** 27/11/2023

**Property Type:** Unit

**Land Size:** 181 sqm approx



**1/31 Highview Cr MACLEOD 3085 (REI/VG)**

Agent Comments



**Price:** \$760,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** Unit

**Land Size:** 228 sqm approx



**3/6 Herbert St WATSONIA 3087 (REI)**

Agent Comments



**Price:** \$721,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Unit