

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 Westdale Court, Watsonia Vic 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$870,000

&

\$930,000

Median sale price

Median price

\$885,000

Property Type

House

Suburb

Watsonia

Period - From

20/03/2023

to

19/03/2024

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	1 Illoura St WATSONIA 3087	\$965,000	02/03/2024
2	68 Sainsbury Av GREENSBOROUGH 3088	\$897,000	23/01/2024
3	508 Greensborough Rd GREENSBOROUGH 3088	\$890,000	04/03/2024

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:

20/03/2024 14:38



4
 2
 2

Property Type: House
Land Size: 592.909 sqm approx
 Agent Comments

Indicative Selling Price
 \$870,000 - \$930,000
Median House Price
 20/03/2023 - 19/03/2024: \$885,000

Comparable Properties



1 Illoura St WATSONIA 3087 (REI)

4
 2
 2

Agent Comments

Newer home

Price: \$965,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 460 sqm approx



68 Sainsbury Av GREENSBOROUGH 3088 (REI/VG)

3
 1
 2

Agent Comments

Price: \$897,000
Method: Auction Sale
Date: 23/01/2024
Property Type: House (Res)
Land Size: 557 sqm approx



508 Greensborough Rd GREENSBOROUGH 3088 (REI)

4
 3
 2

Agent Comments

Price: \$890,000
Method: Private Sale
Date: 04/03/2024
Property Type: House
Land Size: 784 sqm approx

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