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	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$870,000			&		\$930,000			
Median sale p	rice							
Median price	\$885,000	Pro	operty Type	Hou	ISE		Suburb	Watsonia
Period - From	20/03/2023	to	19/03/2024		So	urce	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.

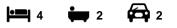
This Statement of Information was prepared on:

20/03/2024 14:38









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) 1 🚔 4 🚔 2 🛱 2	Agent Comments Newer home
	Price: \$965,000	_
	Method: Auction Sale Date: 02/03/2024	
	Property Type: House (Res)	
and the second se	Land Size: 460 sqm approx	
	68 Sainsbury Av GREENSBOROUGH 3088 (REI/VG)	Agent Comments
	Price: \$897,000	_
	Method: Auction Sale	
1 min	Date: 23/01/2024	
and the second second	Property Type: House (Res) Land Size: 557 sqm approx	
10 A	508 Greensborough Rd GREENSBOROUGH 3088 (REI)	Agent Comments
100		
		_
A STATE WERE	Price: \$890,000	
	Method: Private Sale	
and a strange	Date: 04/03/2024	
AND STREET, ST	Property Type: House	
	Land Size: 784 sqm approx	

Account - Jellis Craig | P: 03 94321444



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.