

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

10 Manfred Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$977,500 Property Type House Suburb Watsonia

Period - From 01/01/2024 to 31/03/2024 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	5 Eclipse Cr WATSONIA 3087	\$860,000	13/04/2024
2	112 Elder St GREENSBOROUGH 3088	\$850,000	02/03/2024
3	29 Busst Dr WATSONIA NORTH 3087	\$765,000	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:

12/06/2024 14:35



 3  1  4

Property Type: House (Res)

Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

March quarter 2024: \$977,500

Comparable Properties



5 Eclipse Cr WATSONIA 3087 (REI)

Agent Comments

 3  1  3

Price: \$860,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 549 sqm approx



112 Elder St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$850,000

Method: Private Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 572 sqm approx



29 Busst Dr WATSONIA NORTH 3087 (REI/VG) Agent Comments

 3  1  3

Price: \$765,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 534 sqm approx

Account - Barry Plant | P: (03) 9431 1243