

# 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 Mayling Court, 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 \$820,000 & \$900,000

### 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	16 Curtis Av WATSONIA 3087	\$910,000	01/06/2024
2	68 Sainsbury Av GREENSBOROUGH 3088	\$897,000	23/01/2024
3	2 Myrtle Ct WATSONIA NORTH 3087	\$825,000	18/05/2024

**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:

11/06/2024 10:12



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 642 sqm approx

Agent Comments

## Comparable Properties



**16 Curtis Av WATSONIA 3087 (REI)**

Agent Comments



**Price:** \$910,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)



**68 Sainsbury Av GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$897,000

**Method:** Auction Sale

**Date:** 23/01/2024

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**2 Myrtle Ct WATSONIA NORTH 3087 (REI)**

Agent Comments



**Price:** \$825,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 610 sqm approx