

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

2/8 CRELLIN CRESCENT WATSONIA VIC 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

Unit

Suburb

Watsonia

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

4/268 GRIMSHAW STREET WATSONIA NORTH VIC 3087	\$590,000	11-Nov-23
1/94-100 NEPEAN STREET WATSONIA VIC 3087	\$550,000	06-Feb-24

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 6 months.

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**4/268 GRIMSHAW STREET
WATSONIA NORTH VIC 3087**

 2  1  1

Sold Price **\$590,000** Sold Date **11-Nov-23**

Distance **0.74km**



**1/94-100 NEPEAN STREET
WATSONIA VIC 3087**

 2  1  1

Sold Price ^{RS} **\$550,000** Sold Date **06-Feb-24**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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