

# 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

21 Gabonia Avenue, 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 \$980,000 & \$1,075,000

### Median sale price

Median price \$897,000 Property Type House Suburb Watsonia

Period - From 01/07/2023 to 30/09/2023 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	51 Narbethong Dr GREENSBOROUGH 3088	\$1,081,000	05/10/2023
2	12 Leigh Ct MACLEOD 3085	\$1,060,000	24/09/2023
3	81 Harborne St MACLEOD 3085	\$960,000	17/11/2023

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:

22/11/2023 16:14



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 623 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$980,000 - \$1,075,000  
**Median House Price**  
 September quarter 2023: \$897,000

## Comparable Properties



**51 Narbethong Dr GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$1,081,000  
**Method:** Auction Sale  
**Date:** 05/10/2023  
**Property Type:** House (Res)  
**Land Size:** 759 sqm approx



**12 Leigh Ct MACLEOD 3085 (REI)**

Agent Comments



**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 24/09/2023  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx



**81 Harborne St MACLEOD 3085 (REI)**

Agent Comments



**Price:** \$960,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2023  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx

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