

## 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

28 PRINCES STREET WATSONIA VIC 3087

### Indicative selling price

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

Single Price

or range  
between

\$830,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$961,000

Property type

House

Suburb

Watsonia

Period-from

01 Jul 2023

to

30 Jun 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

3/6 POWLEY PARADE WATSONIA VIC 3087	\$880,000	13-Apr-24
2/39 PRINCES STREET WATSONIA VIC 3087	\$880,000	02-Mar-24
2/3 RUSHWORTH STREET WATSONIA VIC 3087	\$840,000	11-May-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.~~

This Statement of Information was prepared on: 09 July 2024



**3/6 POWLEY PARADE WATSONIA  
VIC 3087**

3 2 2

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date

**13-Apr-24**

Distance

**1.16km**



**2/39 PRINCES STREET WATSONIA  
VIC 3087**

3 2 2

Sold Price

Sold Date

**02-Mar-24**

Distance

**0.11km**



**2/3 RUSHWORTH STREET  
WATSONIA VIC 3087**

3 2 2

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**11-May-24**

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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