

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

2a Frye Street, Watsonia North Vic 3087

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$951,000 Property Type House Suburb Watsonia North

Period - From 09/04/2023 to 08/04/2024 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	2/39 Princes St WATSONIA 3087	\$880,000	02/03/2024
2	1c Wilkinson St MACLEOD 3085	\$860,000	22/11/2023
3	25 Yallambie Rd MACLEOD 3085	\$826,000	28/02/2024

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:

09/04/2024 12:16



Rooms: 5
Property Type: House (Res)
Land Size: 234 sqm approx
 Agent Comments

Indicative Selling Price
 \$820,000 - \$880,000
Median House Price
 09/04/2023 - 08/04/2024: \$951,000

Comparable Properties



2/39 Princes St WATSONIA 3087 (REI)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 02/03/2024
Property Type: Townhouse (Single)



1c Wilkinson St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 304 sqm approx



25 Yallambie Rd MACLEOD 3085 (REI)

Agent Comments



Price: \$826,000
Method: Private Sale
Date: 28/02/2024
Property Type: House (Res)
Land Size: 431 sqm approx

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