

## 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

3/115 WATSONIA ROAD 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

\$970,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

Other

Suburb

Watsonia

Period-from

01 Jun 2023

to

31 May 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

2/4 EDWARD STREET MACLEOD VIC 3085	\$1,035,000	15-Apr-24
5 KENMARE STREET WATSONIA VIC 3087	\$960,000	23-Mar-24
4/59 STRATHALLAN ROAD MACLEOD VIC 3085	\$1,060,000	28-Mar-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: 07 June 2024

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**2/4 EDWARD STREET MACLEOD  
VIC 3085**

3 3 2

Sold Price

<sup>RS</sup> **\$1,035,000**

Sold Date

**15-Apr-24**

Distance

**1.96km**



**5 KENMARE STREET WATSONIA  
VIC 3087**

3 2 2

Sold Price

<sup>RS</sup> **\$960,000**

Sold Date

**23-Mar-24**

Distance

**0.81km**



**4/59 STRATHALLAN ROAD  
MACLEOD VIC 3085**

3 2 2

Sold Price

<sup>RS</sup> **\$1,060,000**

Sold Date

**28-Mar-24**

Distance

**1.96km**

RS = Recent sale

UN = Undisclosed Sale

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