

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

37 Elwers Street, Watsonia North Vic 3087

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$990,000 Property Type House Suburb Watsonia North

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	26 Gillingham St WATSONIA NORTH 3087	\$950,000	11/11/2023
2	19 Meakin St WATSONIA NORTH 3087	\$857,000	31/10/2023
3	22 Gillingham St WATSONIA NORTH 3087	\$855,000	28/10/2023

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:

10/01/2024 10:03

37 Elwers Street, Watsonia North Vic 3087



3 1 2

Property Type: House (Res)
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$870,000
Median House Price
September quarter 2023: \$990,000

Comparable Properties



26 Gillingham St WATSONIA NORTH 3087 (REI)

Agent Comments

3 2 2

Price: \$950,000
Method: Sold Before Auction
Date: 11/11/2023
Property Type: House (Res)
Land Size: 530 sqm approx



19 Meakin St WATSONIA NORTH 3087 (REI)

Agent Comments

3 1 3

Price: \$857,000
Method: Private Sale
Date: 31/10/2023
Property Type: House
Land Size: 526 sqm approx



22 Gillingham St WATSONIA NORTH 3087 (REI)

Agent Comments

3 1 3

Price: \$855,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 577 sqm approx

Account - Fletchers Banyule | P: 0394301133



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