

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

40 MACORNA STREET WATSONIA NORTH VIC 3087

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Watsonia North

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

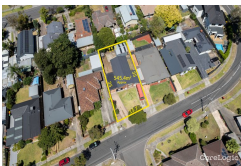
Date of sale

25 JUDITH STREET BUNDOORA VIC 3083	\$769,000	27-Jan-24
60 CAMERON PARADE BUNDOORA VIC 3083	\$730,000	09-Mar-24
12 SANDHURST CRESCENT BUNDOORA VIC 3083	\$785,000	16-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: 08 July 2024

**25 JUDITH STREET BUNDOORA
VIC 3083**3  1  2 Sold Price **\$769,000** Sold Date **27-Jan-24**Distance **1.09km****60 CAMERON PARADE
BUNDOORA VIC 3083**2  1  2 Sold Price **\$730,000** Sold Date **09-Mar-24**Distance **1.49km****12 SANDHURST CRESCENT
BUNDOORA VIC 3083**3  1  2 Sold Price **\$785,000** Sold Date **16-Mar-24**Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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