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

42 Meakin Street, Watsonia North Vic 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$918,000	Pro	operty Type	Hou	se		Suburb	Watsonia North	
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Linacre St WATSONIA 3087	\$1,092,000	12/08/2023
2	33 Middleton St WATSONIA NORTH 3087	\$1,070,000	23/09/2023
3	18 Black St WATSONIA 3087	\$1,050,000	20/10/2023

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:

16/11/2023 19:42



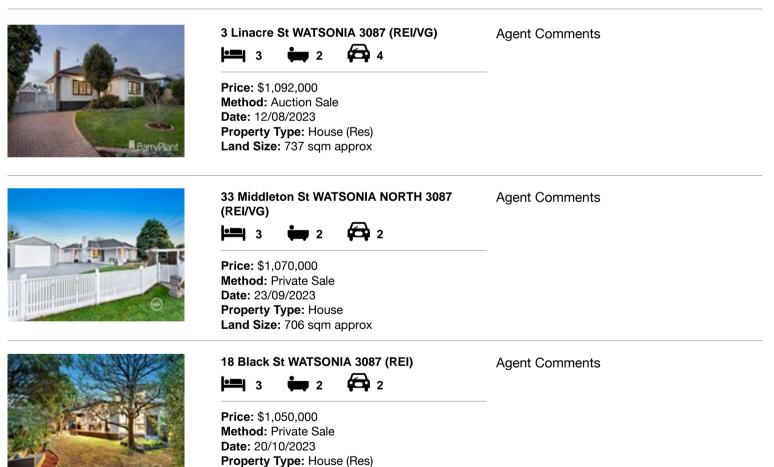






Property Type: House (Res) **Land Size:** 538 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending September 2023: \$918,000

Comparable Properties



Account - Jellis Craig | P: 03 94321444



property data

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Land Size: 417 sqm approx

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