

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$918,000 Property Type House Suburb Watsonia North

Period - From 01/10/2022 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	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



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**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



**3 Linacre St WATSONIA 3087 (REI/VG)**

Agent Comments

3   
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**Price:** \$1,092,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 737 sqm approx



**33 Middleton St WATSONIA NORTH 3087 (REI/VG)**

Agent Comments

3   
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 2

**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 23/09/2023

**Property Type:** House

**Land Size:** 706 sqm approx



**18 Black St WATSONIA 3087 (REI)**

Agent Comments

3   
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 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** House (Res)

**Land Size:** 417 sqm approx

Account - Jellis Craig | P: 03 94321444