

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

5 ECLIPSE CRESCENT WATSONIA 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

\$880,000

Property type

House

Suburb

Watsonia

Period-from

01 Mar 2023

to

29 Feb 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

20 ELDER STREET WATSONIA VIC 3087	\$775,000	17-Oct-23
82 ALEXANDRA STREET GREENSBOROUGH VIC 3088	\$774,000	10-Feb-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: 20 March 2024



20 ELDER STREET WATSONIA VIC 3087 Sold Price **\$775,000** Sold Date **17-Oct-23**

 3  1  1

Distance **0.49km**



82 ALEXANDRA STREET GREENSBOROUGH VIC 3088 Sold Price ^{RS} **\$774,000** Sold Date **10-Feb-24**

 3  1  1

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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