

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

8 HEALY COURT 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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Watsonia North

Period-from

01 Aug 2022

to

31 Jul 2023

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

3 BINNAK DRIVE WATSONIA NORTH VIC 3087	-	11-Aug-23
4 LONGFIELD COURT WATSONIA NORTH VIC 3087	-	18-Aug-23
53 CHEADLE CRESCENT BUNDOORA VIC 3083	\$1,330,000	03-Jun-23

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: 21 August 2023



**3 BINNAK DRIVE WATSONIA
 NORTH VIC 3087**

 5  2  2

Sold Price

^{RS} - ^{UN}

Sold Date **11-Aug-23**

Distance **0.77km**



**4 LONGFIELD COURT WATSONIA
 NORTH VIC 3087**

 4  2  2

Sold Price

Sold Date **18-Aug-23**

Distance **0.34km**



**53 CHEADLE CRESCENT
 BUNDOORA VIC 3083**

 4  2  2

Sold Price

^{RS} **\$1,330,000**

Sold Date **03-Jun-23**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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