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<br>Including suburb and postcode | 43A MORWELL AVENUE 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 | $550,000 | & | $595,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $760,500 | Property type | Unit | Suburb | Watsonia |
| Period-from | 01 May 2021 | to | 30 Apr 2022 | 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 |
|---|---|---|
| 8 DILKARA AVENUE BUNDOORA VIC 3083 | $566,000 | 09-Apr-22 |
| 2/3 DECATHLON STREET BUNDOORA VIC 3083 | $557,500 | 07-May-22 |
| | | |

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: 16 May 2022

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**8 DILKARA AVENUE BUNDOORA VIC 3083**

2 1 1

Sold Price **$566,000** Sold Date **09-Apr-22**

Distance **0.95km**



**2/3 DECATHLON STREET BUNDOORA VIC 3083**

2 1 1

Sold Price RS **$557,500** Sold Date **07-May-22**

Distance **1.49km**

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

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