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	68 Princes Street, Watsonia Vic 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,350,000 & $1,450,000

Median sale price

Median price $923,500 Property Type House Suburb Watsonia

Period - From 01/07/2023 to 30/06/2024 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	16 Forestwood Dr MACLEOD 3085	$1,430,000	23/05/2024
2	66 Dunvegan Cr MACLEOD 3085	$1,345,000	04/05/2024
3	7 Highview Cr MACLEOD 3085	$1,421,000	20/04/2024

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: 07/08/2024 10:00

68 Princes Street, Watsonia Vic 3087



3 1

Rooms: 7
Property Type: House (Res)
Land Size: 698.305 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending June 2024: $923,500

Comparable Properties



16 Forestwood Dr MACLEOD 3085 (REI/VG)

5 3 2

Price: $1,430,000
Method: Private Sale
Date: 23/05/2024
Property Type: House (Res)
Land Size: 570 sqm approx

Agent Comments



66 Dunvegan Cr MACLEOD 3085 (REI/VG)

3 2 2

Price: $1,345,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



7 Highview Cr MACLEOD 3085 (REI/VG)

4 2 2

Price: $1,421,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 761 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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