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	109 Macorna Street, Watsonia North Vic 3087

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $925,000 Property Type House Suburb Watsonia North

Period - From 01/10/2023 to 30/09/2024 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	1 Alan Ct BUNDOORA 3083	$1,006,000	05/10/2024
2	4 Sibella Ct GREENSBOROUGH 3088	$1,040,000	02/10/2024
3	129 Macorna St WATSONIA NORTH 3087	$1,029,000	29/05/2024

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: 13/11/2024 10:06

109 Macorna Street, Watsonia North Vic 3087



5 2 2

Property Type: House
Land Size: 618 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
Year ending September 2024: $925,000

Comparable Properties



1 Alan Ct BUNDOORA 3083 (REI)

4 2 2

Price: $1,006,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments



4 Sibella Ct GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,040,000
Method: Sold Before Auction
Date: 02/10/2024
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments



129 Macorna St WATSONIA NORTH 3087 (REI/VG)

4 2 4

Price: $1,029,000
Method: Private Sale
Date: 29/05/2024
Property Type: House
Land Size: 603 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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