# 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 | 29 Kenmare Street, Watsonia VIC 3087 |

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $986,200 Property Type House Suburb Watsonia

Period - From 28/10/2024 to 27/04/2025 Source price_finder

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 291 Greenwood Drive Watsonia VIC | $920,000 | 05/11/2024 |
| | | |
| | | |

This Statement of Information was prepared on: 28/04/2025

# 29 Kenmare Street, Watsonia VIC 3087



3 1 2

Property Type: House
Dennis Langham
94357666
0419 514 549
dlangham@morrisonkleeman.com.au
Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending April 2025: $986,200

## Comparable Properties




291 Greenwood Drive Watsonia VIC

3 1 2

Price: $920,000
Date: 05/11/2024
Property Type: House
Land Size: 759 sqm approx

Account - Morrison Kleeman Greensborough | P: 9435 7666

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.