

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 EDMUND RICE PARADE 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,500

Property type

House

Suburb

Watsonia North

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

26 MACORNA STREET WATSONIA NORTH VIC 3087	\$890,000	04-Nov-21
36 HAKEA STREET WATSONIA NORTH VIC 3087	\$895,000	25-Nov-21
14 SHARPES ROAD WATSONIA NORTH VIC 3087	\$880,000	13-Nov-21

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: 05 May 2022



**26 MACORNA STREET WATSONIA
NORTH VIC 3087**

Sold Price

\$890,000

Sold Date

04-Nov-21



3



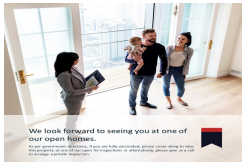
1



1

Distance

1.07km



**36 HAKEA STREET WATSONIA
NORTH VIC 3087**

Sold Price

\$895,000

Sold Date

25-Nov-21



3



2



2

Distance

0.68km



**14 SHARPES ROAD WATSONIA
NORTH VIC 3087**

Sold Price

\$880,000

Sold Date

13-Nov-21



3



1



2

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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