

## 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

2/26 McKellar Street Watsonia VIC 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Watsonia

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/5-9 Jessop Street Greensborough VIC 3088	\$750,000	27-Jun-19
4/67 Alexandra Street Greensborough VIC 3088	\$847,500	02-Jul-19

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: 03 October 2019

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**1/5-9 Jessop Street Greensborough VIC 3088** Sold Price **\$750,000** Sold Date **27-Jun-19**

 4  1  2

Distance **1.34km**



**4/67 Alexandra Street  
Greensborough VIC 3088**

Sold Price **\$847,500** Sold Date **02-Jul-19**

 4  3  2

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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