

# 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

21 Thompson 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)

Single price

\$859,000

### Median sale price

Median price

\$897,000

Property Type

House

Suburb

Watsonia

Period - From

01/07/2023

to

30/09/2023

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	44 Elder St WATSONIA 3087	\$870,000	22/07/2023
2	27 Nepean St WATSONIA 3087	\$852,500	21/10/2023
3	19 Adeline St GREENSBOROUGH 3088	\$817,500	14/07/2023

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:

15/11/2023 11:13



3 1 2

**Property Type:** House  
**Land Size:** 775 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$859,000

**Median House Price**

September quarter 2023: \$897,000

## Comparable Properties



**44 Elder St WATSONIA 3087 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 22/07/2023  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



**27 Nepean St WATSONIA 3087 (REI)**

**Agent Comments**

3 1 1

**Price:** \$852,500  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx



**19 Adeline St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

3 1 1

**Price:** \$817,500  
**Method:** Private Sale  
**Date:** 14/07/2023  
**Property Type:** House  
**Land Size:** 581 sqm approx

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996