Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Thompson Street, Watsonia Vic 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$859,000						

Median sale price

Median price	\$897,000	Pro	perty Type Ho	use		Suburb	Watsonia
Period - From	01/07/2023	to	30/09/2023	So	ource	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.

Add	dress 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









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)



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

Agent Comments



Price: \$852,500

27 Nepean St WATSONIA 3087 (REI)



19 Adeline St GREENSBOROUGH 3088 (REI) Agent Comments



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



propertydata

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