

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

10/94 Nepean Street, Watsonia Vic 3087

Indicative selling price

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

Range between

\$430,000

&

\$450,000

Median sale price

Median price

\$695,000

House

X

Unit

Suburb

Watsonia

Period - From

01/04/2019

to

30/06/2019

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		
2		
3		

OR

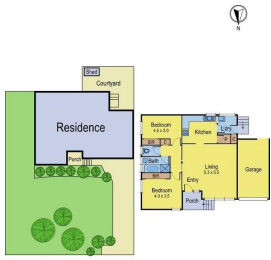
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

10/94 Nepean Street, Watsonia Vic 3087



Rina Ma
03 9467 5444
0477 773 333
rma@barryplant.com.au

Indicative Selling Price
\$430,000 - \$450,000
Median House Price
June quarter 2019: \$695,000



2 1 1

Rooms:
Property Type: Unit
Agent Comments

10/94-100 Nepean Street, Watsonia

Comparable Properties



10/9-13 Devonshire Rd WATSONIA 3087 (REI/VG)

Agent Comments

2 1 1

Price: \$435,000
Method: Private Sale
Date: 13/03/2019
Rooms: 3
Property Type: Unit

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