

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

1/18 Mckellar Street, Watsonia Vic 3087

Indicative selling price

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

Single price

\$669,000

Median sale price

Median price

\$837,000

Property Type

Unit

Suburb

Watsonia

Period - From

01/04/2024

to

30/06/2024

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	7/15 Cooley Av MACLEOD 3085	\$670,000	12/07/2024
2	1/11 Nepean St WATSONIA 3087	\$710,000	06/07/2024
3	2/47 Lorimer St GREENSBOROUGH 3088	\$755,000	22/06/2024

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:

07/10/2024 10:37



 2  1  2

Property Type:
Agent Comments

Indicative Selling Price

\$669,000

Median Unit Price

June quarter 2024: \$837,000

Comparable Properties



7/15 Cooley Av MACLEOD 3085 (REI)

Agent Comments

 2  1  1

Price: \$670,000

Method: Private Sale

Date: 12/07/2024

Property Type: Unit



1/11 Nepean St WATSONIA 3087 (REI/VG)

Agent Comments

 2  2  2

Price: \$710,000

Method: Sold Before Auction

Date: 06/07/2024

Property Type: Unit

Land Size: 298 sqm approx



2/47 Lorimer St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 2  1  2

Price: \$755,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Unit

Land Size: 325 sqm approx

Account - Barry Plant | P: 03 9842 8888