

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

11 Papua Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$897,500

Property Type House

Suburb Watsonia

Period - From 01/04/2021

to

30/06/2021

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	32 Macorna St WATSONIA NORTH 3087	\$860,000	31/07/2021
2	5 Nepean St WATSONIA 3087	\$915,000	03/07/2021
3	1 Sarong St WATSONIA 3087	\$835,000	27/06/2021

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:

03/08/2021 10:40

11 Papua Street, Watsonia Vic 3087

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisraig.com.au



3 1 1

Property Type: House
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2021: \$897,500

Comparable Properties



32 Macorna St WATSONIA NORTH 3087 (REI) **Agent Comments**

3 1 3

Price: \$860,000
Method: Auction Sale
Date: 31/07/2021
Property Type: House
Land Size: 588 sqm approx



5 Nepean St WATSONIA 3087 (REI) **Agent Comments**

3 1 1

Price: \$915,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 731 sqm approx



1 Sarong St WATSONIA 3087 (REI) **Agent Comments**

4 1 2

Price: \$835,000
Method: Auction Sale
Date: 27/06/2021
Property Type: House (Res)

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192