

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

2/6 Herbert Street, Watsonia Vic 3087

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$728,000

Property Type Unit

Suburb Watsonia

Period - From 03/12/2023

to 02/12/2024

Source Property Data

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	1/18 Mckellar St WATSONIA 3087	\$670,000	17/10/2024
2	2a Herbert St WATSONIA 3087	\$750,000	23/02/2024
3	3/6 Herbert St WATSONIA 3087	\$721,000	10/02/2024

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:

03/12/2024 12:39



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$720,000

Median Unit Price

03/12/2023 - 02/12/2024: \$728,000

Comparable Properties



1/18 Mckellar St WATSONIA 3087 (REI/VG)

Agent Comments

2 1 2

Price: \$670,000

Method: Private Sale

Date: 17/10/2024

Property Type: Unit

Land Size: 287 sqm approx



2a Herbert St WATSONIA 3087 (REI/VG)

Agent Comments

3 1 2

Price: \$750,000

Method: Sold Before Auction

Date: 23/02/2024

Property Type: Unit

Land Size: 257 sqm approx



3/6 Herbert St WATSONIA 3087 (REI/VG)

Agent Comments

2 1 1

Price: \$721,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Unit

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