Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/6 Herbert Street, Watsonia Vic 3087
Including suburb and	
postcode	

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	Pro	pperty Type Un	it		Suburb	Watsonia
Period - From	03/12/2023	to	02/12/2024	Sc	ource	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

Add	dress 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 comparableproperties 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









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)

2

Agent Comments

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)



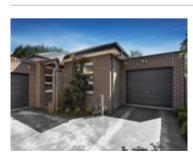
Agent Comments

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

Price: \$721,000 Method: Auction Sale Date: 10/02/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



