Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	294 Nell Street West, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Range between \$880,000	&	\$950,000
-------------------------	---	-----------

Median sale price

Median price	\$835,000	Pro	perty Type	House		Suburb	Watsonia
Period - From	01/04/2023	to	30/06/2023		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

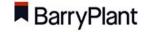
Address of comparable property		Price	Date of sale
1	17 Longmuir Rd WATSONIA 3087	\$889,000	01/07/2023
2	4 Herbert St WATSONIA 3087	\$1,000,000	13/05/2023
3	45 Bungay St WATSONIA 3087	\$850,000	22/02/2023

OR

В* 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:	04/10/2023 15:03









Property Type: House (Res) Land Size: 698 sqm approx **Agent Comments**

Indicative Selling Price \$880,000 - \$950,000 **Median House Price** June quarter 2023: \$835,000

Comparable Properties



17 Longmuir Rd WATSONIA 3087 (REI/VG)





Price: \$889,000 Method: Auction Sale Date: 01/07/2023

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments



4 Herbert St WATSONIA 3087 (REI/VG)





Price: \$1,000,000 Method: Auction Sale Date: 13/05/2023

Property Type: House (Res) Land Size: 851 sqm approx

Agent Comments



45 Bungay St WATSONIA 3087 (REI/VG)





Price: \$850.000 Method: Private Sale Date: 22/02/2023 Rooms: 8

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



