

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

294 Nell Street West, Watsonia Vic 3087

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 Property 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	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

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:

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)

Agent Comments



Price: \$889,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 600 sqm approx



4 Herbert St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 851 sqm approx



45 Bungay St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 22/02/2023

Rooms: 8

Property Type: House (Res)

Land Size: 696 sqm approx

Account - Barry Plant | P: 03 9842 8888