

## 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

263 NELL STREET WEST WATSONIA VIC 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Watsonia

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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 6 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

5/83 NELL STREET GREENSBOROUGH VIC 3088	\$593,000	12-Mar-22
18/9-13 DEVONSHIRE ROAD WATSONIA VIC 3087	\$615,000	09-Feb-22

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 6 months.

This Statement of Information was prepared on: 18 July 2022



**5/83 NELL STREET  
GREENSBOROUGH VIC 3088**

 2  1  1

Sold Price **\$593,000** Sold Date **12-Mar-22**

Distance **1.65km**



**18/9-13 DEVONSHIRE ROAD  
WATSONIA VIC 3087**

 2  1  1

Sold Price **\$615,000** Sold Date **09-Feb-22**

Distance **1.02km**

RS = Recent sale      UN = Undisclosed Sale

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