

# 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 Nepean Street, WATSONIA, VIC 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$780,000

&

\$858,000

### Median sale price

Median price

\$977,500

Property Type

House

Suburb

Watsonia

Period - From

05/06/2024

to

04/12/2024

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	3 Ayr Street Macleod Vic 3085	\$800,000	26/10/2024
2	129 Cameron Parade Bundoora Vic 3083	\$835,000	21/09/2024
3	11 Harborne Street Macleod Vic 3085	\$810,000	30/11/2024

This Statement of Information was prepared on:

05/12/2024