

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

20 Peters Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$923,500

Property Type House

Suburb Watsonia

Period - From 01/07/2023

to

30/06/2024

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	9 French Ct WATSONIA 3087	\$1,020,000	27/07/2024
2	29 Santon St GREENSBOROUGH 3088	\$1,020,000	08/07/2024
3	6 French Ct WATSONIA 3087	\$1,076,000	29/06/2024

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:

23/08/2024 09:27

20 Peters Street, Watsonia Vic 3087

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



3 2 2

Property Type: House (Res)

Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

Year ending June 2024: \$923,500

Comparable Properties



9 French Ct WATSONIA 3087 (REI)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 593 sqm approx



29 Santon St GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 2

Price: \$1,020,000

Method: Private Sale

Date: 08/07/2024

Property Type: House (Res)

Land Size: 403 sqm approx



6 French Ct WATSONIA 3087 (REI)

Agent Comments

4 2 2

Price: \$1,076,000

Method: Auction Sale

Date: 29/06/2024

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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