

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 286 Nell Street West, Watsonia Vic 3087

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$835,000 House X Unit Suburb Watsonia

Period - From 01/01/2017 to 31/12/2017 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	3 Beaumont St WATSONIA 3087	\$1,100,000	16/09/2017
2	270 Nell St.W WATSONIA 3087	\$1,055,000	18/11/2017
3	11 Rushworth St WATSONIA 3087	\$1,035,000	07/10/2017

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.



 3  2  1

Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2017: \$835,000

Comparable Properties



3 Beaumont St WATSONIA 3087 (REI/VG)

Agent Comments

 5  2  1

Price: \$1,100,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 674 sqm approx



270 Nell St.W WATSONIA 3087 (REI)

Agent Comments

 3  1  1

Price: \$1,055,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 721 sqm approx



11 Rushworth St WATSONIA 3087 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,035,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 664 sqm approx