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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

259 Nell Street West Watsonia VIC 3087

 3  1  2

Indicative Selling Price

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

Range between \$890,000 & \$950,000

Median Sale Price

\$830,000 Houses in Watsonia between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



28 Black Street Watsonia VIC 3087 Sold Price **\$910,000** Sold Date **11-Aug-18**

 3  2  2

Distance **0.5km**



17 French Court Watsonia VIC 3087 Sold Price **\$941,000** Sold Date **19-May-18**

 3  2  2

Distance **0.77km**



7 Kell Street Greensborough VIC 3088 Sold Price **\$915,000** Sold Date **12-Jun-18**

 3  2  2

Distance **1.41km**

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