

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

1 NEPEAN STREET WATSONIA VIC 3087

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,023,000

Property type

House

Suburb

Watsonia

Period-from

01 Sep 2021

to

31 Aug 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

6 WARRUGA PLACE GREENSBOROUGH VIC 3088	\$1,097,000	20-Jun-22
9 HINKLER AVENUE MACLEOD VIC 3085	\$1,100,000	17-Sep-22
1 HINKLER AVENUE MACLEOD VIC 3085	\$1,075,000	03-Sep-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: 20 September 2022



6 WARRUGA PLACE GREENSBOROUGH VIC 3088

4 2 2

Sold Price **\$1,097,000** Sold Date **20-Jun-22**

Distance **0.9km**



9 HINKLER AVENUE MACLEOD VIC 3085

3 2 3

Sold Price ^{RS} **\$1,100,000** Sold Date **17-Sep-22**

Distance **1.49km**



1 HINKLER AVENUE MACLEOD VIC 3085

4 2 3

Sold Price ^{RS} **\$1,075,000** ^{UN} Sold Date **03-Sep-22**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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