

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



278 NELL STREET W, WATSONIA, VIC

2 1 1

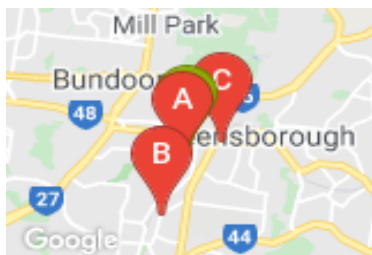
Indicative Selling Price

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

Price Range: \$800,000 to \$860,000

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



WATSONIA, VIC, 3087

Suburb Median Sale Price (House)

\$766,500

01 July 2020 to 31 December 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

306 GREENWOOD DR, WATSONIA, VIC 3087

5 1 2



Sale Price

***\$830,000**

Sale Date: 28/11/2020

Distance from Property: 256m



28 TORBAY ST, MACLEOD, VIC 3085

3 1 1



Sale Price

\$880,000

Sale Date: 12/10/2020

Distance from Property: 1.9km



528 GREENSBOROUGH RD,

4 2 1



Sale Price

****\$815,000**

Sale Date: 24/12/2020

Distance from Property: 948m



This report has been compiled on 12/01/2021 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

278 NELL STREET W, WATSONIA, VIC 3087

Indicative selling price

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

Price Range:

\$800,000 to \$860,000

Median sale price

Median price

\$766,500

Property type

House

Suburb

WATSONIA

Period

01 July 2020 to 31 December 2020

Source

pricfinder

Comparable property sales

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

306 GREENWOOD DR, WATSONIA, VIC 3087	*\$830,000	28/11/2020
28 TORBAY ST, MACLEOD, VIC 3085	\$880,000	12/10/2020
528 GREENSBOROUGH RD, GREENSBOROUGH, VIC 3088	**\$815,000	24/12/2020

This Statement of Information was prepared on:

12/01/2021