

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

62 Nepean Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$800,000

&

\$860,000

Median sale price

Median price \$920,000

Property Type House

Suburb Watsonia

Period - From 01/01/2021

to 31/03/2021

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	15 Yerrawa Dr WATSONIA 3087	\$853,000	17/04/2021
2	71 Elder St WATSONIA 3087	\$860,000	10/04/2021
3	48 Nepean St WATSONIA 3087	\$750,000	13/03/2021

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:

05/07/2021 16:03

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$860,000

Median House Price

March quarter 2021: \$920,000

Comparable Properties

**15 Yerrawa Dr WATSONIA 3087 (REI/VG)**

Agent Comments

**Price:** \$853,000**Method:** Auction Sale**Date:** 17/04/2021**Property Type:** House (Res)**Land Size:** 554 sqm approx**71 Elder St WATSONIA 3087 (REI/VG)**

Agent Comments

**Price:** \$860,000**Method:** Auction Sale**Date:** 10/04/2021**Property Type:** House (Res)**Land Size:** 577 sqm approx**48 Nepean St WATSONIA 3087 (REI/VG)**

Agent Comments

**Price:** \$750,000**Method:** Auction Sale**Date:** 13/03/2021**Property Type:** House (Res)**Land Size:** 556 sqm approx