

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

1/22 Nepean Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$670,000 & \$725,000

Median sale price

Median price \$907,500 Property Type House Suburb Watsonia

Period - From 07/06/2023 to 06/06/2024 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	9a Eden Av WATSONIA 3087	\$785,000	20/12/2023
2	2a Herbert St WATSONIA 3087	\$750,000	23/02/2024
3	1/3 Jessop St GREENSBOROUGH 3088	\$688,000	14/12/2023

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:

07/06/2024 13:07



Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$725,000
Median House Price
07/06/2023 - 06/06/2024: \$907,500

Comparable Properties



9a Eden Av WATSONIA 3087 (REI)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 20/12/2023
Property Type: Unit



2a Herbert St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: Unit
Land Size: 257 sqm approx



1/3 Jessop St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$688,000
Method: Private Sale
Date: 14/12/2023
Property Type: Unit

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