Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 243 Nell Street West, Watsonia Vic 3087

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$977,500	Pro	operty Type	Hou	se		Suburb	Watsonia
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6 Huntley St WATSONIA NORTH 3087	\$830,000	04/05/2024
2	57 Carolyn Cr BUNDOORA 3083	\$830,000	04/05/2024
3	24 Ibbottson St WATSONIA 3087	\$823,000	04/05/2024

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:

16/05/2024 15:28









Rooms: 5 Property Type: House (Res) Land Size: 579 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median House Price March quarter 2024: \$977,500

Comparable Properties



6 Huntley St WATSONIA NORTH 3087 (REI)



Price: \$830,000 Method: Auction Sale Date: 04/05/2024 Property Type: House (Res) Land Size: 531 sqm approx

Agent Comments

Agent Comments





Price: \$830,000 Method: Auction Sale Date: 04/05/2024 Property Type: House (Res) Land Size: 722 sqm approx

24 Ibbottson St WATSONIA 3087 (REI)

57 Carolyn Cr BUNDOORA 3083 (REI)



Agent Comments



Price: \$823,000 Method: Auction Sale Date: 04/05/2024 Property Type: House (Res) Land Size: 604 sqm approx

Account - Jellis Craig | P: 03 94321444



property data

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