

# 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 243 Nell Street West, Watsonia Vic 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$977,500 Property Type House Suburb Watsonia

Period - From 01/01/2024 to 31/03/2024 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	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



2   
 1   
 1

**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)

Agent Comments

3   
 1   
 2

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



57 Carolyn Cr BUNDOORA 3083 (REI)

Agent Comments

3   
 1   
 7

**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)

Agent Comments

2   
 1   
 2

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

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