

## 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

27 NEPEAN STREET WATSONIA VIC 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Watsonia

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 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

20 YERRAWA DRIVE WATSONIA VIC 3087	\$800,000	18-Jun-23
171 WATSONIA ROAD WATSONIA VIC 3087	\$817,000	02-Sep-23
102 SELLARS STREET WATSONIA NORTH VIC 3087	\$765,000	20-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 25 September 2023



**20 YERRAWA DRIVE WATSONIA  
VIC 3087**

3 1 2

Sold Price

**\$800,000**

Sold Date

**18-Jun-23**

Distance

**0.25km**



**171 WATSONIA ROAD WATSONIA  
VIC 3087**

3 1 1

Sold Price

<sup>RS</sup>**\$817,000**

Sold Date

**02-Sep-23**

Distance

**0.81km**



**102 SELLARS STREET WATSONIA  
NORTH VIC 3087**

3 1 1

Sold Price

**\$765,000**

Sold Date

**20-Jun-23**

Distance

**1.67km**

RS = Recent sale

UN = Undisclosed Sale

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