

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

32 Nepean Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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.

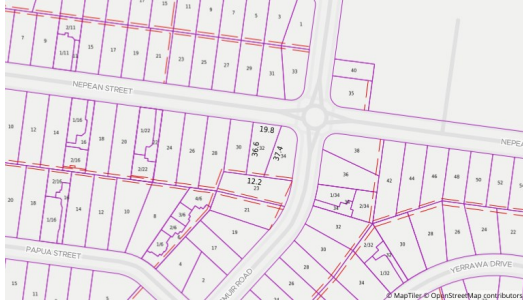
	Address of comparable property	Price	Date of sale
1	35 Paterson Cr GREENSBOROUGH 3088	\$1,195,000	13/04/2024
2	3 Glamis St GREENSBOROUGH 3088	\$1,110,000	24/03/2024
3	16 Stewart Tce MACLEOD 3085	\$1,050,000	13/03/2024

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:

16/04/2024 15:34



Rooms: 6
Property Type: House
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2024: \$977,500

Comparable Properties



35 Paterson Cr GREENSBOROUGH 3088 (REI) **Agent Comments**



Price: \$1,195,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 775 sqm approx



3 Glamis St GREENSBOROUGH 3088 (REI) **Agent Comments**



Price: \$1,110,000
Method: Private Sale
Date: 24/03/2024
Property Type: House
Land Size: 339 sqm approx



16 Stewart Tce MACLEOD 3085 (REI) **Agent Comments**



Price: \$1,050,000
Method: Private Sale
Date: 13/03/2024
Property Type: House (Res)
Land Size: 649 sqm approx