Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6 French Court, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Range between \$890,000	&	\$950,000
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Median sale price

Median price	\$885,000	Pro	perty Type	House		Suburb	Watsonia
Period - From	01/04/2023	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

Add	Address of comparable property		Date of sale
1	12 Trist St WATSONIA NORTH 3087	\$920,500	09/05/2024
2	16 Curtis Av WATSONIA 3087	\$910,000	01/06/2024
3	76 Nepean St WATSONIA 3087	\$896,500	18/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/06/2024 23:20













Rooms: 6

Property Type: House (Res) Land Size: 582 sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$950,000 **Median House Price** Year ending March 2024: \$885,000

Comparable Properties



12 Trist St WATSONIA NORTH 3087 (REI/VG)





Price: \$920,500

Method: Sold Before Auction

Date: 09/05/2024

Property Type: House (Res) Land Size: 749 sqm approx

Agent Comments



16 Curtis Av WATSONIA 3087 (REI)







Price: \$910,000 Method: Auction Sale Date: 01/06/2024

Property Type: House (Res)

Agent Comments



76 Nepean St WATSONIA 3087 (REI)

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Price: \$896.500 Method: Auction Sale Date: 18/05/2024

Property Type: House (Res) Land Size: 638 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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