

# 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

6 French Court, 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 \$890,000 & \$950,000

### Median sale price

Median price \$885,000 Property 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	Price	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 comparable properties 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



 3    2    1

**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)**   Agent Comments

 3    1    2

**Price:** \$920,500  
**Method:** Sold Before Auction  
**Date:** 09/05/2024  
**Property Type:** House (Res)  
**Land Size:** 749 sqm approx



**16 Curtis Av WATSONIA 3087 (REI)**   Agent Comments

 3    1    2

**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)



**76 Nepean St WATSONIA 3087 (REI)**   Agent Comments

 3    1    2

**Price:** \$896,500  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx

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