

# 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

76 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)

Range between

\$770,000

&

\$840,000

### Median sale price

Median price

\$885,000

Property Type

House

Suburb

Watsonia

Period - From

01/10/2023

to

31/12/2023

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	108 Henry St GREENSBOROUGH 3088	\$857,000	10/02/2024
2	21 Thompson St WATSONIA 3087	\$835,000	02/12/2023
3	82 Alexandra St GREENSBOROUGH 3088	\$774,000	09/02/2024

**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:

28/02/2024 16:04



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 638 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$770,000 - \$840,000  
**Median House Price**  
 December quarter 2023: \$885,000

## Comparable Properties



**108 Henry St GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$857,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx



**21 Thompson St WATSONIA 3087 (REI/VG)**

Agent Comments



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 02/12/2023  
**Property Type:** House  
**Land Size:** 775 sqm approx



**82 Alexandra St GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$774,000  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 490 sqm approx

Account - Jellis Craig | P: 03 94321444