

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

48 Nepean Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$700,000 & \$760,000

Median sale price

Median price \$830,000 Property Type House Suburb Watsonia

Period - From 01/10/2020 to 31/12/2020 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	76 Sainsbury Av GREENSBOROUGH 3088	\$742,000	11/11/2020
2	34 Sainsbury Av GREENSBOROUGH 3088	\$735,000	26/10/2020
3	55 Frensham Rd WATSONIA 3087	\$720,000	14/11/2020

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:

20/01/2021 11:19

48 Nepean Street, Watsonia Vic 3087



 3  1  1

Property Type: House
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$760,000
Median House Price
December quarter 2020: \$830,000

Comparable Properties



76 Sainsbury Av GREENSBOROUGH 3088 (REI)

Agent Comments

 2  1  1

Price: \$742,000
Method: Private Sale
Date: 11/11/2020
Rooms: 6
Property Type: House (Res)
Land Size: 560 sqm approx



34 Sainsbury Av GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$735,000
Method: Private Sale
Date: 26/10/2020
Rooms: 7
Property Type: House (Res)
Land Size: 550 sqm approx



55 Frensham Rd WATSONIA 3087 (REI)

Agent Comments

 3  1  1

Price: \$720,000
Method: Auction Sale
Date: 14/11/2020
Property Type: House (Res)
Land Size: 590 sqm approx

Account - Jellis Craig | P: 03 94598111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.