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<br>Including suburb and postcode | 1/269 Nell Street West, Watsonia Vic 3087 |

## Indicative selling price

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

Range between $735,000 & $785,000

## Median sale price

Median price $837,000 Property Type Unit Suburb Watsonia

Period - From 01/04/2024 to 30/06/2024 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 | 16 Harborne St MACLEOD 3085 | $741,000 | 03/07/2024 |
| 2 | 2/70 Nell St GREENSBOROUGH 3088 | $770,000 | 08/06/2024 |
| 3 | 2/16 Wilkinson St MACLEOD 3085 | $750,000 | 02/05/2024 |

**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: 24/09/2024 10:25

# 1/269 Nell Street West, Watsonia Vic 3087



3 1 1

**Rooms:** 4
**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$735,000 - $785,000
**Median Unit Price**
June quarter 2024: $837,000

## Comparable Properties



**16 Harborne St MACLEOD 3085 (REI)**

3 1 -

**Price:** $741,000
**Method:** Private Sale
**Date:** 03/07/2024
**Property Type:** House
**Land Size:** 273 sqm approx

Agent Comments



**2/70 Nell St GREENSBOROUGH 3088 (REI/VG)**

3 1 2

**Price:** $770,000
**Method:** Private Sale
**Date:** 08/06/2024
**Property Type:** Unit
**Land Size:** 232 sqm approx

Agent Comments



**2/16 Wilkinson St MACLEOD 3085 (REI)**

3 1 2

**Price:** $750,000
**Method:** Sold Before Auction
**Date:** 02/05/2024
**Property Type:** Unit
**Land Size:** 250 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

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