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	20 Morwell Avenue, Watsonia Vic 3087

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $955,000 Property Type House Suburb Watsonia

Period - From 01/07/2024 to 30/09/2024 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	291 Greenwood Dr WATSONIA 3087	$920,000	22/11/2024
2	6 Princes St WATSONIA 3087	$974,500	28/10/2024
3			

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: 06/12/2024 10:43

20 Morwell Avenue, Watsonia Vic 3087

Nelson Alexander



3 1 1

Property Type: House
Land Size: 970 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
September quarter 2024: $955,000

Comparable Properties



291 Greenwood Dr WATSONIA 3087 (REI)

3 1 2

Price: $920,000
Method: Private Sale
Date: 22/11/2024
Rooms: 6
Property Type: House (Res)
Land Size: 760 sqm approx

Agent Comments



6 Princes St WATSONIA 3087 (REI/VG)

3 1 2

Price: $974,500
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 725 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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