

David Moxon 9467 5444 0413 673 636 dmoxon@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and	33 Huntley Street, Watsonia North Vic 3087
postcode	

Indicative selling price

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

Range between	\$660,000	&	\$720,000

Median sale price

Median price	\$791,500	Hou	use X	Unit			Suburb	Watsonia North
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	22 Trist St WATSONIA NORTH 3087	\$700,000	16/12/2017
2	4 Saul Ct GREENSBOROUGH 3088	\$692,500	09/12/2017
3	82 Noorong Av BUNDOORA 3083	\$687,000	23/12/2017

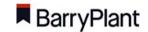
OR

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.





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Indicative Selling Price \$660,000 - \$720,000 **Median House Price** Year ending December 2017: \$791,500





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 544 sqm approx

Agent Comments

Comparable Properties



22 Trist St WATSONIA NORTH 3087 (REI)





Price: \$700,000 Method: Auction Sale Date: 16/12/2017

Rooms: 4

Property Type: House (Res) Land Size: 402 sqm approx

Agent Comments



4 Saul Ct GREENSBOROUGH 3088 (REI)

=3





Price: \$692.500 Method: Auction Sale Date: 09/12/2017

Rooms: 5

Property Type: House (Res) Land Size: 903 sqm approx

Agent Comments



82 Noorong Av BUNDOORA 3083 (REI/VG)





Price: \$687,000 Method: Auction Sale Date: 23/12/2017

Rooms: 4

Property Type: House (Res) Land Size: 587 sqm approx

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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