

## 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

33 Huntley Street, Watsonia North 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 \$660,000 & \$720,000

#### Median sale price

Median price \$791,500 House 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.

	Address 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)**

Agent Comments



**Price:** \$700,000

**Method:** Auction Sale

**Date:** 16/12/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 402 sqm approx



**4 Saul Ct GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$692,500

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 903 sqm approx



**82 Noorong Av BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$687,000

**Method:** Auction Sale

**Date:** 23/12/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 587 sqm approx