

#### 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	15 Busst Drive, Watsonia North Vic 3087
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$630,000 & \$670,000
-------------------------------------

#### Median sale price

Median price	\$795,000	Hou	use X	Unit		:	Suburb	Watsonia North
Period - From	01/04/2018	to	30/06/2018		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 98 Macorna St WATSONIA NORTH 3087 \$665,000 15/09/2018

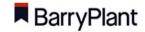
2	273 Grimsnaw St Watsonia 3087	\$650,000	12/05/2018
3	25 Trist St WATSONIA NORTH 3087	\$642,000	14/08/2018

#### 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.











Rooms: 5

**Property Type:** House (Res) **Land Size:** 533 sqm approx

**Agent Comments** 

Indicative Selling Price \$630,000 - \$670,000 Median House Price June quarter 2018: \$795,000

### Comparable Properties



98 Macorna St WATSONIA NORTH 3087 (REI)

**└─** 3 **└─** 1 **॔** 

**Price:** \$665,000 **Method:** Auction Sale **Date:** 15/09/2018 **Rooms:** 5

**Property Type:** House (Res) **Land Size:** 550 sqm approx

**Agent Comments** 



273 Grimshaw St WATSONIA 3087 (REI/VG)

43 **-** 1 🔂

Price: \$650,000 Method: Auction Sale Date: 12/05/2018 Rooms: 5

**Property Type:** House **Land Size:** 557 sqm approx

**Agent Comments** 



25 Trist St WATSONIA NORTH 3087 (REI/VG)

**⊒** 2 **≟** 1 **6** 1

Price: \$642,000 Method: Private Sale Date: 14/08/2018 Rooms: 5

Property Type: House Land Size: 539 sqm approx **Agent Comments** 

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





Generated: 27/09/2018 21:17