

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

23 Busst Drive, WATSONIA NORTH, VIC 3087

Indicative selling price

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

Range between

\$790,000

&

\$865,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

WATSONIA NORTH

Period - From

12/05/2024

to

11/11/2024

Source

price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 9 Bingham Court Bundoora Vic 3083	\$815,000	05/10/2024
2 24 Warrawee Drive Bundoora Vic 3083	\$855,000	12/10/2024
3 40 Macorna Street Watsonia North Vic 3087	\$807,000	25/07/2024

This Statement of Information was prepared on:

12/11/2024