

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

17 TRIST STREET WATSONIA NORTH VIC 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,140,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Watsonia North

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

9 ATKINS AVENUE WATSONIA NORTH VIC 3087	\$1,010,000	13-May-23
8 HUNTLEY STREET WATSONIA NORTH VIC 3087	\$1,000,000	04-May-23
3 BINNAK DRIVE WATSONIA NORTH VIC 3087	-	11-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 17 August 2023



**9 ATKINS AVENUE WATSONIA
NORTH VIC 3087**

 3  1  2

Sold Price **\$1,010,000** Sold Date **13-May-23**

Distance **0.8km**



**8 HUNTLEY STREET WATSONIA
NORTH VIC 3087**

 4  2  1

Sold Price ^{RS} **\$1,000,000** Sold Date **04-May-23**

Distance **0.05km**



**3 BINNAK DRIVE WATSONIA
NORTH VIC 3087**

 5  2  2

Sold Price ^{RS UN} **\$1,000,000** Sold Date **11-Aug-23**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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