



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

76 Sellars st,  
WATSONIA NORTH 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$690,000 - \$750,000**

### Median sale price

Median **House** for **WATSONIA NORTH** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$740,000**

### Comparable property sales

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 the most comparable to the property for sale.

**22 Trist Street,**  
Watsonia North 3087

Price **\$700,000** Sold 13  
December 2017

**151 Cameron Parade,**  
Watsonia North 3087

Price **\$721,000** Sold 16  
December 2017

**8 Dallas Crescent,**  
Watsonia North 3087

Price **\$756,000** Sold 25  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



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