

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	22 Huntley Street, Watsonia North Vic 3087
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Indicative selling price

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

Single price	\$859,500
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Median sale price

Median price	\$740,000	House	X	Unit		Suburb	Watsonia North
Period - From	01/10/2016	to	30/09/2017	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	6 Girralong Ct GREENSBOROUGH 3088	\$850,000	09/09/2017
2	9 Naughtin Ct WATSONIA NORTH 3087	\$847,500	03/06/2017
3	6 Damien Ct WATSONIA NORTH 3087	\$806,000	07/10/2017

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.