

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

29 Busst Drive, Watsonia North Vic 3087

Indicative selling price

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

Range between

\$760,000

&

\$810,000

Median sale price

Median price

\$920,250

Property Type

House

Suburb

Watsonia North

Period - From

01/10/2023

to

31/12/2023

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	25 Busst Dr WATSONIA NORTH 3087	\$840,000	09/11/2023
2	9 Dallas Cr WATSONIA NORTH 3087	\$780,000	11/12/2023
3	11 Carson Ct WATSONIA NORTH 3087	\$750,000	16/09/2023

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.~~

This Statement of Information was prepared on:

16/01/2024 08:02



 3  1  3

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price

\$760,000 - \$810,000

Median House Price

December quarter 2023: \$920,250

Comparable Properties

25 Busst Dr WATSONIA NORTH 3087 (REI)

Agent Comments

 -  -  -

Price: \$840,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: House (Res)

Land Size: 655 sqm approx



9 Dallas Cr WATSONIA NORTH 3087 (REI)

Agent Comments

 3  1  2

Price: \$780,000

Method: Private Sale

Date: 11/12/2023

Property Type: House

Land Size: 535 sqm approx



11 Carson Ct WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 3  1  2

Price: \$750,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 564 sqm approx

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