

Loretta Khoo 9467 5444 0437 751 641 Ikhoo@barryplant.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	8 Busst Drive, Watsonia North Vic 3087
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$680,000	&	\$748,000
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#### Median sale price

Median price	\$715,125	Hou	ise X	Unit		Suburb	Watsonia North
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

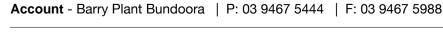
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property Price Date of sale

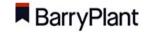
1	33 Macorna St WATSONIA NORTH 3087	\$755,000	29/07/2017
2	36 Grant St WATSONIA NORTH 3087	\$750,000	29/04/2017
3	27 Kurrajong Cr WATSONIA NORTH 3087	\$710,000	22/07/2017

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.







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Indicative Selling Price \$680,000 - \$748,000 Median House Price Year ending June 2017: \$715,125





Rooms

**Property Type:** House (Res) **Land Size:** 554 sqm approx

**Agent Comments** 

## Comparable Properties



33 Macorna St WATSONIA NORTH 3087 (REI)

**-** 1 🔂

**Price:** \$755,000 **Method:** Auction Sale **Date:** 29/07/2017

Rooms: -

Property Type: House (Res) Land Size: 613 sqm approx



36 Grant St WATSONIA NORTH 3087 (REI/VG) Agent Comments

Price: \$750,000 Method: Auction Sale Date: 29/04/2017 Rooms: 5

Property Type: House (Res) Land Size: 524 sqm approx



27 Kurrajong Cr WATSONIA NORTH 3087 (REI) Agent Comments

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Price: \$710,000 Method: Auction Sale Date: 22/07/2017 Rooms: 4

Property Type: House (Res) Land Size: 600 sqm approx

**Account** - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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Agent Comments