

## 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

8 Busst Drive, Watsonia North Vic 3087

#### Indicative selling price

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

Range between \$680,000 & \$748,000

#### Median sale price

Median price \$715,125 House 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



 3  2  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 554 sqm approx

**Agent Comments**

## Comparable Properties



**33 Macorna St WATSONIA NORTH 3087 (REI)**

**Agent Comments**

 4  1  2

**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**

 3  2  2

**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**

 3  1  2

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 22/07/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 600 sqm approx