

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

98 Sellars Street, Watsonia North Vic 3087

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Watsonia North

Period - From

01/01/2020

to

31/12/2020

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	3 Iredale Ct WATSONIA NORTH 3087	\$800,000	09/12/2020
2	4 Atkins Av WATSONIA NORTH 3087	\$790,000	29/11/2020
3			

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:

10/02/2021 13:22



3 1 8

Property Type: House (Previously Occupied - Detached)
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median House Price
Year ending December 2020: \$800,000

Comparable Properties



3 Iredale Ct WATSONIA NORTH 3087 (REI)

Agent Comments

3 2 1

Price: \$800,000
Method: Private Sale
Date: 09/12/2020
Property Type: House
Land Size: 578 sqm approx



4 Atkins Av WATSONIA NORTH 3087 (REI/VG)

Agent Comments

4 2 2

Price: \$790,000
Method: Private Sale
Date: 29/11/2020
Property Type: House
Land Size: 545 sqm approx

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.