

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

15 Trist Street, Watsonia North Vic 3087

Indicative selling price

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

Range between \$850,000 & \$879,000

Median sale price

Median price \$984,000 Property Type House Suburb Watsonia North

Period - From 01/01/2022 to 31/03/2022 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	16 Michelle Av WATSONIA NORTH 3087	\$895,000	09/04/2022
2	29 Gabonia Av WATSONIA 3087	\$870,000	27/04/2022
3	31 Kurrajong Cr WATSONIA NORTH 3087	\$850,000	31/05/2022

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:

27/06/2022 09:54



 3  1  2

Property Type: House (Res)

Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$879,000

Median House Price

March quarter 2022: \$984,000

Comparable Properties



16 Michelle Av WATSONIA NORTH 3087 (REI)

Agent Comments

 3  1  1

Price: \$895,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 550 sqm approx



29 Gabonia Av WATSONIA 3087 (REI/VG)

Agent Comments

 3  1  1

Price: \$870,000

Method: Private Sale

Date: 27/04/2022

Property Type: House

Land Size: 585 sqm approx



31 Kurrajong Cr WATSONIA NORTH 3087 (REI)

Agent Comments

 3  2  2

Price: \$850,000

Method: Private Sale

Date: 31/05/2022

Rooms: 5

Property Type: House (Res)

Land Size: 539 sqm approx