

## 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

12 TRIST STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Watsonia North

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

9 DALLAS CRESCENT WATSONIA NORTH VIC 3087	\$780,000	11-Dec-23
21 THOMPSON STREET WATSONIA VIC 3087	\$835,000	02-Dec-23

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 6 months.

This Statement of Information was prepared on: 16 April 2024



**9 DALLAS CRESCENT WATSONIA  
NORTH VIC 3087**

3 1 2

Sold Price

**\$780,000**

Sold Date

**11-Dec-23**

Distance

**0.43km**



**21 THOMPSON STREET WATSONIA  
VIC 3087**

3 1 2

Sold Price

<sup>RS</sup> **\$835,000**

Sold Date

**02-Dec-23**

Distance

**0.79km**

RS = Recent sale

UN = Undisclosed Sale

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