

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

25 BUSST DRIVE WATSONIA NORTH VIC 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$878,500

Property type

House

Suburb

Watsonia North

Period-from

01 Oct 2022

to

30 Sep 2023

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

11 CARSON COURT WATSONIA NORTH VIC 3087	\$750,000	16-Sep-23
8 FRYE STREET WATSONIA NORTH VIC 3087	\$740,000	03-May-23
14 DENDARYL DRIVE BUNDOORA VIC 3083	\$810,000	29-Jul-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: 25 October 2023



**11 CARSON COURT WATSONIA
NORTH VIC 3087**

3 1 2

Sold Price

^{RS}

\$750,000

Sold Date

16-Sep-23

Distance

0.41km



**8 FRYE STREET WATSONIA
NORTH VIC 3087**

3 1 2

Sold Price

\$740,000

Sold Date

03-May-23

Distance

0.55km



**14 DENDARYL DRIVE BUNDOORA
VIC 3083**

3 2 2

Sold Price

\$810,000

Sold Date

29-Jul-23

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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