

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 86 Sellars Street, Watsonia North Vic 3087

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$890,750 Property Type House Suburb Watsonia North

Period - From 01/07/2022 to 30/06/2023 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	25 Echuca Rd GREENSBOROUGH 3088	\$877,000	30/05/2023
2	22 Stublely Ct GREENSBOROUGH 3088	\$870,000	30/06/2023
3	15 Leonard Cr BUNDOORA 3083	\$865,000	01/04/2023

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: 24/08/2023 13:20



3
 1
 4

Rooms: 5
Property Type: House
Land Size: 535 sqm approx
 Agent Comments

Indicative Selling Price
 \$830,000 - \$880,000
Median House Price
 Year ending June 2023: \$890,750

Comparable Properties



25 Echuca Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3
 1
 1

Price: \$877,000
Method: Private Sale
Date: 30/05/2023
Property Type: House
Land Size: 601 sqm approx



22 Stublely Ct GREENSBOROUGH 3088 (VG)

Agent Comments

3
 -
 -

Price: \$870,000
Method: Sale
Date: 30/06/2023
Property Type: House (Res)
Land Size: 603 sqm approx



15 Leonard Cr BUNDOORA 3083 (REI/VG)

Agent Comments

3
 1
 1

Price: \$865,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 559 sqm approx

Account - Jellis Craig | P: 03 94321444