

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 5 Bentley Court, Watsonia North Vic 3087

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$715,125 House X Unit Suburb Watsonia North

Period - From 01/07/2016 to 30/06/2017 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	24 Dunn St WATSONIA 3087	\$882,000	16/05/2017
2	60 Orana Dr WATSONIA 3087	\$880,000	06/05/2017
3	59 Sellars St WATSONIA NORTH 3087	\$850,000	22/07/2017

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.



4 2 2

Rooms: 11
Property Type: House
Land Size: 655.10 sqm approx

Agent Comments

This renovated four bedroom plus study home is built on a 655 sqm allotment, located in a quiet court, close to public transport and amenities. The property has plenty of under house storage, double car port, outdoor spa and additional alfresco

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

Year ending June 2017: \$715,125

Comparable Properties



24 Dunn St WATSONIA 3087 (REI)

[Agent Comments](#)

3 2 2

Price: \$882,000
Method: Private Sale
Date: 16/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 610 sqm approx



60 Orana Dr WATSONIA 3087 (REI)

[Agent Comments](#)

3 1 4

Price: \$880,000
Method: Auction Sale
Date: 06/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 555 sqm approx



59 Sellars St WATSONIA NORTH 3087 (REI)

[Agent Comments](#)

3 1 2

Price: \$850,000
Method: Auction Sale
Date: 22/07/2017
Rooms: 5
Property Type: House
Land Size: 766 sqm approx