



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**80 Watermoor Ave,
KILSYTH SOUTH 3137**

House
4 beds 3 baths 5 parking

Indicative selling price

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

Range \$850,000 - \$890,000

Median sale price

Median **House** for **KILSYTH SOUTH** for period **Dec 2018 - Nov 2019**

Sourced from **Rp Data**.

\$730,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

2A Stephen Cres,
Croydon 3136

Price **\$865,000** Sold 17
August 2019

111 Scoresby Rd,
Bayswater 3153

Price **\$882,000** Sold 21
September 2019

5 Sheridan Close,
Kilsyth South 3137

Price **\$860,000** Sold 25
October 2019

This Statement of Information was prepared on 9th Dec 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Rp Data.

Surreal Property Group

2/732 Mountain Highway,
Bayswater VIC 3153

Contact agents



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