

Statement of Information



Sections 47AF of the Estate Agents Act 1980



3 Coolibah Crescent, Bayswater

3 1 1

Indicative selling price: \$650,000 - \$715,000

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

Bed Bath Car

Bayswater

Median House Price: \$705,000

Period From: 01/05/2017

Source: Other

Median Unit Price: \$450,000

Period to: 29/05/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
9 Peak Street, Bayswater	House	3	1	1	\$670,500	17/12/2016	735sqm ap.
13 Carramar Court, Bayswater	House	3	1	2	\$691,000	18/01/2017	726sqm ap.
8 Figtree Grove, Bayswater	House	3	2	2	\$695,000	18/03/2017	725sqm ap.

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Details

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