

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 41 Blandford Crescent, Bayswater North Vic 3153

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$696,000

House

X

Unit

Suburb

Bayswater North

Period - From 01/01/2018

to

31/03/2018

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	19 Clarkedale Rise KILSYTH SOUTH 3137	\$892,000	21/12/2017
2	21 Ormond PI KILSYTH SOUTH 3137	\$870,000	08/12/2017
3	43 Watermoor Av KILSYTH SOUTH 3137	\$839,000	12/01/2018

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.~~