

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**21 DAY CRESCENT, BAYSWATER NORTH,**  4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$740,000 to \$814,000**

## MEDIAN SALE PRICE



### BAYSWATER NORTH, VIC, 3153

Suburb Median Sale Price (House)

**\$711,000**

01 January 2017 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**8 TOOLIMERIN AVE, BAYSWATER NORTH, VIC**  4  2  2

### Sale Price

**\*\$825,000**

Sale Date: 23/06/2017

Distance from Property: 765m



**10 IVON ST, BAYSWATER NORTH, VIC 3153**  4  2  2

### Sale Price

**\*\$775,000**

Sale Date: 05/04/2017

Distance from Property: 2.1km



**9 MASON CRT, BAYSWATER NORTH, VIC 3153**  4  2  4

### Sale Price

**\$775,000**

Sale Date: 20/03/2017

Distance from Property: 2.4km



This report has been compiled on 04/07/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

21 DAY CRESCENT, BAYSWATER NORTH, VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$740,000 to \$814,000

### Median sale price

Median price

\$711,000

House

X

Unit

Suburb

BAYSWATER  
NORTH

Period

01 January 2017 to 30 June 2017

Source

  
pricefinder

### Comparable property sales

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
8 TOOLIMERIN AVE, BAYSWATER NORTH, VIC 3153	*\$825,000	23/06/2017
10 IVON ST, BAYSWATER NORTH, VIC 3153	*\$775,000	05/04/2017
9 MASON CRT, BAYSWATER NORTH, VIC 3153	\$775,000	20/03/2017