

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 DAY CRESCENT, BAYSWATER NORTH, 🕮 4 🕒 2 🚓 2





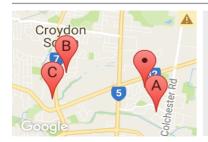
Indicative Selling Price

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

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: **pricefinder**

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







Sale Price

*\$775,000

Sale Date: 05/04/2017

Distance from Property: 2.1km





9 MASON CRT, BAYSWATER NORTH, VIC 3153 🕮 4







Sale Price

\$775.000

Sale Date: 20/03/2017

Distance from Property: 2.4km



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

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	p	ricefinder

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

