

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

51 Allambanan Drive Bayswater North VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$724,500

Property type

House

Suburb

Bayswater North

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

10 Howard Court Bayswater North VIC 3153	\$766,000	30-Nov-20
12 Tiverton Court Bayswater North VIC 3153	\$757,500	13-Nov-20
16-18 Day Crescent Bayswater North VIC 3153	\$790,000	21-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 14 January 2021



**10 Howard Court Bayswater North
VIC 3153**

 4  2  5

Sold Price

^{RS} **\$766,000** Sold Date **30-Nov-20**

Distance **0.21km**



**12 Tiverton Court Bayswater North
VIC 3153**

 4  2  1

Sold Price

\$757,500 Sold Date **13-Nov-20**

Distance **0.26km**



**16-18 Day Crescent Bayswater
North VIC 3153**

 4  2  4

Sold Price

^{RS} **\$790,000** Sold Date **21-Oct-20**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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