

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

306 Colchester Road, 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

\$700,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$703,000

*House

X

*Unit

Suburb

Bayswater North VIC 3153

Period - From

01-Feb-18

to

31-Dec-19

Source

CoreLogic

Comparable property sales

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. 3 Sherman Drive, Bayswater North VIC 3153	\$750,000	10-Oct-18
2. 6 Rendcomb Street, Kilsyth South VIC 3137	\$800,000	20-Sep-18
3. 14 Kalawar Avenue, Bayswater North VIC 3153	\$725,000	5-Dec-18