

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

6 Day Crescent 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

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Bayswater North

Period-from

01 Oct 2020

to

30 Sep 2021

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

3 Eycot Street Kilsyth South VIC 3137	\$765,000	10-Aug-21
8 Custer Grove Bayswater North VIC 3153	\$783,000	05-May-21
16 Westwood Drive Bayswater North VIC 3153	\$818,000	21-Apr-21

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: 04 October 2021



3 Eycot Street Kilsyth South VIC 3137

 3  1  2

Sold Price ^{RS} **\$765,000** ^{UN} Sold Date **10-Aug-21**

Distance **1.26km**



8 Custer Grove Bayswater North VIC 3153

 3  1  2

Sold Price **\$783,000** Sold Date **05-May-21**

Distance **0.39km**



16 Westwood Drive Bayswater North VIC 3153

 3  1  2

Sold Price **\$818,000** Sold Date **21-Apr-21**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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