

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

108 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,500

Property type

House

Suburb

Bayswater North

Period-from

01 Feb 2019

to

31 Jan 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

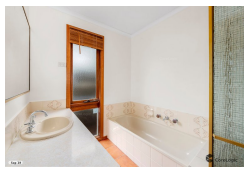
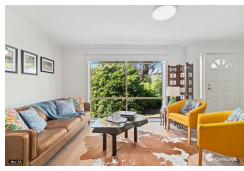
Date of sale

9 Sara Court Bayswater North VIC 3153	\$690,000	19-Nov-19
17 Jennifer Crescent Bayswater North VIC 3153	\$720,800	21-Sep-19
52 Toolimerin Avenue Bayswater North VIC 3153	\$688,000	26-Nov-19

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: 18 February 2020

	9 Sara Court Bayswater North VIC 3153	Sold Price	\$690,000	Sold Date	19-Nov-19
	 4  1  1			Distance	0.46km
	17 Jennifer Crescent Bayswater North VIC 3153	Sold Price	\$720,800	Sold Date	21-Sep-19
	 4  2  2			Distance	0.61km
	52 Toolimerin Avenue Bayswater North VIC 3153	Sold Price	\$688,000	Sold Date	26-Nov-19
	 3  1  6			Distance	1.02km

RS = Recent sale UN = Undisclosed Sale

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