

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

6/8-10 Kumala Road Bayswater 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,600

Property type

Unit

Suburb

Bayswater

Period-from

01 Dec 2018

to

30 Nov 2019

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

2/7 Harris Grove Bayswater VIC 3153	\$620,000	19-Oct-19
1/23 Matlock Road Boronia VIC 3155	\$600,000	30-Aug-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: 06 December 2019



2/7 Harris Grove Bayswater VIC 3153

Sold Price

^{RS}

\$620,000

Sold Date

19-Oct-19



3



1



1

Distance

0.53km



1/23 Matlock Road Boronia VIC 3155

Sold Price

\$600,000

Sold Date

30-Aug-19



3



1



1

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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