

# 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

10 Stafford Court, Bayswater North Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$750,000 Property Type House Suburb Bayswater North

Period - From 01/01/2020 to 31/03/2020 Source REIV

### 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 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	462 Dorset Rd BORONIA 3155	\$715,000	23/01/2020
2	2 Gumbow CI BAYSWATER NORTH 3153	\$705,000	16/06/2020
3	13 Marraroo CI BAYSWATER NORTH 3153	\$690,000	09/06/2020

**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 six months.~~

This Statement of Information was prepared on: 18/06/2020 12:19

10 Stafford Court, Bayswater North Vic 3153



**PhilipWebb**

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**Indicative Selling Price**

\$690,000 - \$750,000

**Median House Price**

March quarter 2020: \$750,000



3 1 2

**Property Type:** House

**Land Size:** 804 sqm approx

Agent Comments

## Comparable Properties



**462 Dorset Rd BORONIA 3155 (VG)**

Agent Comments

3 - -

**Price:** \$715,000

**Method:** Sale

**Date:** 23/01/2020

**Property Type:** House (Res)

**Land Size:** 963 sqm approx



**2 Gumbow CI BAYSWATER NORTH 3153 (REI)** Agent Comments

3 2 2

**Price:** \$705,000

**Method:** Private Sale

**Date:** 16/06/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 965 sqm approx



**13 Marraroo CI BAYSWATER NORTH 3153 (REI)**

Agent Comments

3 2 2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 09/06/2020

**Property Type:** House

**Land Size:** 793 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.