

STATEMENT OF INFORMATION

364 COLCHESTER ROAD, BAYSWATER NORTH, VIC

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



364 COLCHESTER ROAD, BAYSWATER

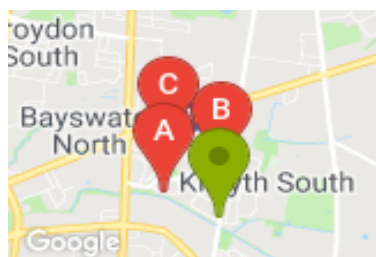
 3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$550,000 to \$600,000

MEDIAN SALE PRICE



BAYSWATER NORTH, VIC, 3153

Suburb Median Sale Price (House)

\$725,900

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



20 KESWICK CRES, BAYSWATER NORTH, VIC

 3  1  1

Sale Price

\$665,000

Sale Date: 07/04/2018

Distance from Property: 791m



4 JENNINGS RD, BAYSWATER NORTH, VIC

 3  2  2

Sale Price

\$500,000

Sale Date: 20/01/2018

Distance from Property: 650m



20 BLANDFORD CRES, BAYSWATER NORTH,

 3  1  2

Sale Price

\$650,000

Sale Date: 15/01/2018

Distance from Property: 1.2km



This report has been compiled on 21/08/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

364 COLCHESTER ROAD, BAYSWATER NORTH, VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$725,900

House

☒

Unit

☐

Suburb

BAYSWATER
NORTH

Period

01 July 2017 to 30 June 2018

Source

 pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

20 KESWICK CRES, BAYSWATER NORTH, VIC 3153	\$665,000	07/04/2018
4 JENNINGS RD, BAYSWATER NORTH, VIC 3153	\$500,000	20/01/2018
20 BLANDFORD CRES, BAYSWATER NORTH, VIC 3153	\$650,000	15/01/2018