

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

41 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

\$695,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,250

*House

X

*Unit

Suburb

Bayswater North

Period-from

01 May 2018

to

30 Apr 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 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

14 Kalawar Avenue Bayswater North VIC 3153	\$725,000	05-Dec-18
24 Day Crescent Bayswater North VIC 3153	\$740,000	23-Jan-19
22 Branch Road Bayswater North VIC 3153	\$702,663	06-Feb-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 six months.~~

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14 Kalawar Avenue Bayswater North VIC 3153

 4  3  1

Sold Price

\$725,000

Sold Date

05-Dec-18

Distance

0.33km



24 Day Crescent Bayswater North VIC 3153

 4  2  2

Sold Price

\$740,000

Sold Date

23-Jan-19

Distance

0.11km



22 Branch Road Bayswater North VIC 3153

 4  2  2

Sold Price

\$702,663

Sold Date

06-Feb-19

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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