



STATEMENT OF INFORMATION

33 KUMALA ROAD, BAYSWATER, VIC 3153

PREPARED BY CUSTOMER SERVICE, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 KUMALA ROAD, BAYSWATER, VIC 3153  3  2  2

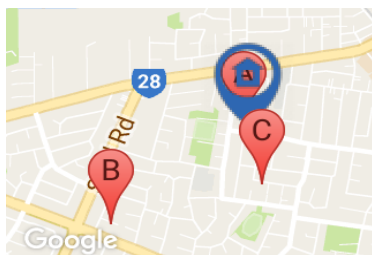
Indicative Selling Price

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

\$780,000 to \$858,000

Provided by: Customer Service, Ian Reid Vendor Advocates

SUBURB MEDIAN



BAYSWATER, VIC, 3153

Suburb Median Sale Price (House)

\$700,750

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



32 KUMALA RD, BAYSWATER, VIC 3153

 3  2  2

Sale Price

\$773,000

Sale Date: 28/03/2017

Distance from Property: 31m



6 JUNE CRT, BAYSWATER, VIC 3153

 3  1  2

Sale Price

***\$821,700**

Sale Date: 08/04/2017

Distance from Property: 1.1km



64 BEGONIA AVE, BAYSWATER, VIC 3153

 3  1  2

Sale Price

***\$790,000**

Sale Date: 04/03/2017

Distance from Property: 423m



This report has been compiled on 17/05/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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	33 KUMALA ROAD, BAYSWATER, VIC 3153
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Indicative selling price

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

Single Price / Range	\$780,000 to \$858,000
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Median sale price

Median price	\$700,750	House	☒	Unit	☐	Suburb	BAYSWATER
Period	01 April 2016 to 31 March 2017		Source				

Comparable property sales

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
32 KUMALA RD, BAYSWATER, VIC 3153	\$773,000	28/03/2017
6 JUNE CRT, BAYSWATER, VIC 3153	*\$821,700	08/04/2017
64 BEGONIA AVE, BAYSWATER, VIC 3153	*\$790,000	04/03/2017