

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

98 Allambanan Drive, Bayswater North Vic 3153

Indicative selling price

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

Range between \$695,000 & \$740,000

Median sale price

Median price \$765,000 Property Type House Suburb Bayswater North

Period - From 01/10/2020 to 31/12/2020 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	57 Central Av CROYDON SOUTH 3136	\$735,000	10/10/2020
2	18 Janet St BORONIA 3155	\$730,000	04/12/2020
3	264 Colchester Rd BAYSWATER NORTH 3153	\$698,000	18/11/2020

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:

01/02/2021 09:29

98 Allambanan Drive, Bayswater North Vic 3153

Christopher Clerke

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Indicative Selling Price

\$695,000 - \$740,000

Median House Price

December quarter 2020: \$765,000



 3  1  2

Property Type: House

Land Size: 783 sqm approx

Agent Comments

Comparable Properties



57 Central Av CROYDON SOUTH 3136 (VG)

Agent Comments

 3  -  -

Price: \$735,000

Method: Sale

Date: 10/10/2020

Property Type: House (Res)

Land Size: 864 sqm approx



18 Janet St BORONIA 3155 (REI)

Agent Comments

 3  1  2

Price: \$730,000

Method: Private Sale

Date: 04/12/2020

Property Type: House

Land Size: 727 sqm approx



264 Colchester Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 3  2  2

Price: \$698,000

Method: Private Sale

Date: 18/11/2020

Property Type: House (Res)

Land Size: 792 sqm approx