
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 21 Falconer Crescent, Bayswater North 3153

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$690,250 *House ☒ Suburb Bayswater North

Period - From 01/04/2018 to 31/03/2019 Source CoreLogic

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
5 Shady Way, Croydon South 3136	\$665,000	06/04/2019
340 Colchester Road, Bayswater North 3153	\$681,000	14/03/2019
10 Pioneer Way, Kilsyth South 3137	\$683,000	12/12/2018

Property data source: CoreLogic. Generated on 27th of April.