

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 28 Day Crescent, Bayswater North, 3153

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$720,500 *House ☒ *Unit ☐ Suburb Bayswater North
Period - From 01/01/2018 to 31/12/2018 Source REIV propertydata.com.au

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
364 Colchester Road, Bayswater North, 3153	\$640,000	08/09/2018
19 Weyburn Road, Boronia, 3155	\$627,000	11/09/2018
6 Swanley Avenue, Bayswater North, 3153	\$650,000	31/10/2018

Property data source: REIV propertydata.com.au. Generated on 17th January, 2019..