

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

649 Dorset Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$620,000 & \$670,000

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	87 Allambanan Dr BAYSWATER NORTH 3153	\$670,500	02/11/2020
2	1 Aloah St.E BAYSWATER NORTH 3153	\$670,000	18/11/2020
3			

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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Indicative Selling Price
\$620,000 - \$670,000
Median House Price
December quarter 2020: \$765,000



 3  1  4

Property Type: House
Land Size: 789 sqm approx
Agent Comments

Comparable Properties



87 Allamban Dr BAYSWATER NORTH 3153 (VG) **Agent Comments**

 3  -  -

Price: \$670,500
Method: Sale
Date: 02/11/2020
Property Type: House (Res)
Land Size: 806 sqm approx



1 Aloah St.E BAYSWATER NORTH 3153 (REI) **Agent Comments**

 3  1  2

Price: \$670,000
Method: Private Sale
Date: 18/11/2020
Property Type: House
Land Size: 840 sqm approx

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.