
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

34 Kumala Road, Bayswater 3153

Indicative selling price

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

Range between

\$630,000

 &

\$680,000

Median sale price

Median price

\$837,000

 *House

X

 *Unit

--

 Suburb

Bayswater

Period - From

01/10/2017

 to

31/12/2017

 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
9 Percival St BAYSWATER 3153	\$660,000	13/09/2017
6 Vincent St BAYSWATER 3153	\$650,000	02/08/2017
42 Orange Gr BAYSWATER 3153	\$630,000	18/11/2017

Property data source: REIV propertydata.com.au. Generated on 25th of January 2018.