

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

28 Kumala Road, Bayswater Vic 3153

Indicative selling price

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

Single price

\$996,000

Median sale price

Median price

\$757,500

Property Type

House

Suburb

Bayswater

Period - From

01/01/2020

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	32 Kumala Rd BAYSWATER 3153	\$989,500	12/02/2021
2	23 Northam Rd WANTIRNA 3152	\$970,000	28/11/2020
3	19 Edward St BAYSWATER 3153	\$945,000	30/11/2020

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:

01/03/2021 08:57



Property Type: House (Res)

Land Size: 996 sqm approx

Agent Comments

Comparable Properties



32 Kumala Rd BAYSWATER 3153 (REI)

Agent Comments



Price: \$989,500

Method: Sold Before Auction

Date: 12/02/2021

Property Type: House (Res)

Land Size: 992 sqm approx

23 Northam Rd WANTIRNA 3152 (REI/VG)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 28/11/2020

Rooms: 9

Property Type: House (Res)

Land Size: 813 sqm approx



19 Edward St BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$945,000

Method: Auction Sale

Date: 30/11/2020

Property Type: House

Land Size: 804 sqm approx