

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

6 Parkstone Drive, Bayswater North Vic 3153

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$697,500 Property Type House Suburb Bayswater North

Period - From 01/04/2020 to 30/06/2020 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	7 Anderson CI BAYSWATER NORTH 3153	\$830,000	27/04/2020
2	6 Tarakan St BORONIA 3155	\$810,000	15/06/2020
3	2 Honeysuckle Wlk CROYDON SOUTH 3136	\$800,000	05/06/2020

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:

07/10/2020 15:20

6 Parkstone Drive, Bayswater North Vic 3153

**Jellis
Craig**

John Stack

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Indicative Selling Price

\$780,000 - \$830,000

Median House Price

June quarter 2020: \$697,500



3 2 7

Property Type: House (Res)

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



7 Anderson CI BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

4 2 2

Price: \$830,000

Method: Private Sale

Date: 27/04/2020

Rooms: 7

Property Type: House

Land Size: 910 sqm approx



6 Tarakan St BORONIA 3155 (REI/VG)

Agent Comments

4 3 3

Price: \$810,000

Method: Private Sale

Date: 15/06/2020

Rooms: 5

Property Type: House

Land Size: 822 sqm approx



2 Honeysuckle Wlk CROYDON SOUTH 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$800,000

Method: Private Sale

Date: 05/06/2020

Rooms: 6

Property Type: House

Land Size: 595 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.