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	14 Wyett Court Bayswater North VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$740,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Bayswater North
Period-from	01 Jan 2019	to	31 Dec 2019	Source	Corelogic

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 6 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
17 Westwood Drive Bayswater North VIC 3153	$771,000	07-Dec-19
5 Collier Road Kilsyth South VIC 3137	$730,000	08-Aug-19
1 Tathra Court Boronia VIC 3155	$750,500	05-Oct-19

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 6 months.~~

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17 Westwood Drive Bayswater North VIC 3153

4 2 3

Sold Price RS $771,000 Sold Date 07-Dec-19

Distance 0.34km

5 Collier Road Kilsyth South VIC 3137

4 3 2

Sold Price RS $730,000 Sold Date 08-Aug-19

Distance 0.25km

1 Tathra Court Boronia VIC 3155

4 2 2

Sold Price $750,500 Sold Date 05-Oct-19

Distance 1.85km

RS = Recent sale **UN** = Undisclosed Sale

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