

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

5 Ramsay Street, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Bayswater North

Period - From

01/10/2019

to

30/09/2020

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 | 11 Canterbury Ct BAYSWATER NORTH 3153 | \$790,000 | 13/11/2020 |
| 2 | 20 Toolimerin Av BAYSWATER NORTH 3153 | \$785,000 | 08/10/2020 |
| 3 | 6 Parkstone Dr BAYSWATER NORTH 3153 | \$780,000 | 23/10/2020 |

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.~~

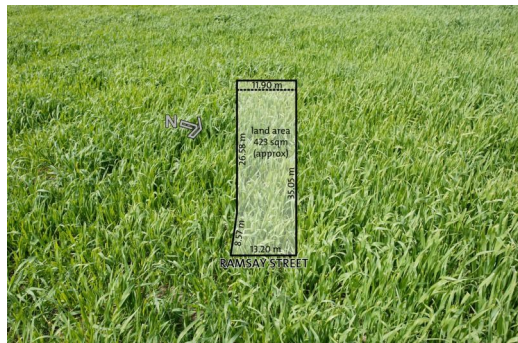
This Statement of Information was prepared on:

16/12/2020 08:56

5 Ramsay Street, Bayswater North Vic 3153

**Jellis
Craig**

Tynan Carr
0423466695
tynancarr@jellisrcraig.com.au



3 2 2

Property Type: Land (Res)

Land Size: 423 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

Year ending September 2020: \$720,000

Comparable Properties



11 Canterbury Ct BAYSWATER NORTH 3153 (REI)

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 13/11/2020

Property Type: House

Land Size: 492 sqm approx



20 Toolimerin Av BAYSWATER NORTH 3153 (REI)

Agent Comments

3 2 4

Price: \$785,000

Method: Private Sale

Date: 08/10/2020

Rooms: 5

Property Type: House (Res)

Land Size: 935 sqm approx



6 Parkstone Dr BAYSWATER NORTH 3153 (REI)

Agent Comments

3 2 7

Price: \$780,000

Method: Sold Before Auction

Date: 23/10/2020

Property Type: House

Land Size: 785 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.