

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

13 Kumala Road Bayswater 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,000

Property type

House

Suburb

Bayswater

Period-from

01 Oct 2018

to

30 Sep 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

627 Mountain Highway Bayswater VIC 3153	\$1,102,000	31-Jul-19
111 Scoresby Road Bayswater VIC 3153	\$882,000	21-Sep-19
43 Bell Bird Drive Bayswater North VIC 3153	\$906,000	08-Aug-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.~~

This Statement of Information was prepared on: 10 October 2019



627 Mountain Highway Bayswater VIC 3153

 3  1  1

Sold Price

^{RS} **\$1,102,000**

Sold Date

31-Jul-19

Distance

0.32km



111 Scoresby Road Bayswater VIC 3153

 3  2  2

Sold Price

^{RS} **\$882,000**

Sold Date

21-Sep-19

Distance

1.3km



43 Bell Bird Drive Bayswater North VIC 3153

 5  2  2

Sold Price

^{RS} **\$906,000** ^{UN}

Sold Date

08-Aug-19

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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