

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

22 Coolibah Cres, Bayswater, Vic 3153

Indicative selling price

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

range between

\$750,000

&

\$800,000

Median sale price

Median price

\$860,000

Property type

House

Suburb

Bayswater

Period - From

01/08/2023

to

31/07/2024

Source



PropTrack

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
12 Peck Street, Bayswater, VIC 3153	\$800,000	04/05/2024
32 Victoria Road, Bayswater, VIC 3153	\$800,000	04/03/2024
4 Anaba Street, Bayswater, VIC 3153	\$785,000	20/04/2024

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: 12/08/2024