

# STATEMENT OF INFORMATION

8 KITE AVENUE, BAYSWATER NORTH, VIC 3153  
PREPARED BY KENNETH OOI , KENNETH OOI, OFFICE PHONE: 430121802



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 KITE AVENUE, BAYSWATER NORTH, VIC**  4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$750,000 to \$825,000**

Provided by: Kenneth Ooi, Kenneth Ooi

## MEDIAN SALE PRICE



**BAYSWATER NORTH, VIC, 3153**

Suburb Median Sale Price (House)

**\$728,629**

01 April 2017 to 31 March 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**9 HUNTINGDON AVE, BAYSWATER NORTH,**  4  2  4

### Sale Price

**\*\$800,000**

Sale Date: 16/03/2018

Distance from Property: 104m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale


Address Including suburb and postcode	8 KITE AVENUE, BAYSWATER NORTH, VIC 3153
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Indicative selling price

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Price Range:	\$750,000 to \$825,000
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Median sale price

Median price	\$728,629	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	BAYSWATER NORTH
Period	01 April 2017 to 31 March 2018		Source				

Comparable property sales

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.

Address of comparable property	Price	Date of sale
9 HUNTINGDON AVE, BAYSWATER NORTH, VIC 3153	*\$800,000	16/03/2018