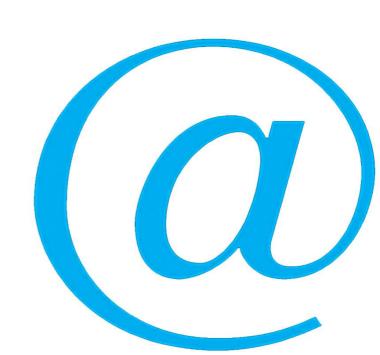
# STATEMENT OF INFORMATION

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

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,







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

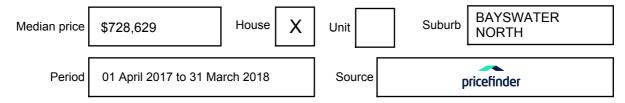
Address Including suburb and postcode	8 KITE AVENUE, BAYSWATER NORTH, VIC 3153
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#### Indicative selling price

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

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

# Median sale price



#### 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