

# 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

16 Ramsay Street, Bayswater North Vic 3153

### Indicative selling price

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

Range between

\$800,000

&

\$880,000

### 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	14 Ramsay St BAYSWATER NORTH 3153	\$877,000	27/10/2020
2	13b Coolibah Cr BAYSWATER 3153	\$870,000	22/06/2020
3	5 Bayview Rise BAYSWATER NORTH 3153	\$860,000	07/07/2020

**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:

16/11/2020 09:41

16 Ramsay Street, Bayswater North Vic 3153



Tynan Carr  
0423466695  
tynancarr@jellisraig.com.au



4 2 2

**Property Type:** House  
**Land Size:** 421 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
Year ending September 2020: \$720,000

## Comparable Properties



**14 Ramsay St BAYSWATER NORTH 3153 (REI)** **Agent Comments**

4 2 2

**Price:** \$877,000  
**Method:** Private Sale  
**Date:** 27/10/2020  
**Property Type:** House  
**Land Size:** 425 sqm approx



**13b Coolibah Cr BAYSWATER 3153 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 22/06/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 364 sqm approx



**5 Bayview Rise BAYSWATER NORTH 3153 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 07/07/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 528 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.