

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 OZONE ROAD, BAYSWATER, VIC 3153 🕮 6 🕒 3 🚓 2







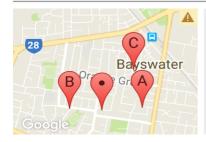
Indicative Selling Price

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

Price Range:

\$780,000 to \$858,000

MEDIAN SALE PRICE



BAYSWATER, VIC, 3153

Suburb Median Sale Price (House)

\$784,500

01 April 2017 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



13 DILLON CRT, BAYSWATER, VIC 3153







Sale Price

*\$843,000

Sale Date: 07/10/2017

Distance from Property: 525m





45 MAREEBA CRES, BAYSWATER, VIC 3153







Sale Price

*\$856,000

Sale Date: 16/09/2017

Distance from Property: 425m





13 COOLIBAH CRES, BAYSWATER, VIC 3153







Sale Price

*\$770,000

Sale Date: 10/06/2017

Distance from Property: 707m



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	55 OZONE ROAD, BAYSWATER, VIC 3153
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Indicative selling price

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

Price Range: \$780,000 to \$858,000

Median sale price

Median price	\$784,500	House	X	Unit	Suburb	BAYSWATER
Period	01 April 2017 to 30 September 2017			Source	p	ricefinder

Comparable property sales

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
13 DILLON CRT, BAYSWATER, VIC 3153	*\$843,000	07/10/2017
45 MAREEBA CRES, BAYSWATER, VIC 3153	*\$856,000	16/09/2017
13 COOLIBAH CRES, BAYSWATER, VIC 3153	*\$770,000	10/06/2017