

## 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](http://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**

4 2 2

Sale Price

**\*\$843,000**

Sale Date: 07/10/2017

Distance from Property: 525m



**45 MAREEBA CRES, BAYSWATER, VIC 3153**

4 2 1

Sale Price

**\*\$856,000**

Sale Date: 16/09/2017

Distance from Property: 425m



**13 COOLIBAH CRES, BAYSWATER, VIC 3153**

4 3 2

Sale Price

**\*\$770,000**

Sale Date: 10/06/2017

Distance from Property: 707m



This report has been compiled on 27/10/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

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



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