

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

1 Retford Close Bayswater North VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Other

Suburb

Bayswater North

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

1/4 Whithers Road Bayswater VIC 3153	\$687,000	31-Aug-21
16 Skye Court Bayswater North VIC 3153	\$706,000	06-Apr-21
7/51 Bayfield Road West Bayswater North VIC 3153	\$660,000	01-May-21

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 6 months.~~

This Statement of Information was prepared on: 17 September 2021



1/4 Whithers Road Bayswater VIC 3153

Sold Price

^{RS} **\$687,000**

Sold Date

31-Aug-21

 3

 1

 1

Distance

0.97km



16 Skye Court Bayswater North VIC 3153

Sold Price

\$706,000

Sold Date

06-Apr-21

 3

 1

 1

Distance

1.28km



7/51 Bayfield Road West Bayswater North VIC 3153

Sold Price

\$660,000

Sold Date

01-May-21

 3

 1

 2

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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