

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

32 Kumala Road, Bayswater Vic 3153

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$755,000 Property Type House Suburb Bayswater

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	8 Jeffrey Gr BAYSWATER 3153	\$860,000	29/12/2020
2	3 Bungalook Rd.E BAYSWATER NORTH 3153	\$860,000	21/12/2020
3	2 Dillon Ct BAYSWATER 3153	\$800,000	14/12/2020

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:

14/01/2021 14:05



Property Type: House (Res)

Land Size: 992 sqm approx

Agent Comments

Comparable Properties



8 Jeffrey Gr BAYSWATER 3153 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 29/12/2020

Property Type: House

Land Size: 1192 sqm approx



3 Bungalook Rd.E BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 21/12/2020

Rooms: 7

Property Type: House

Land Size: 1097 sqm approx



2 Dillon Ct BAYSWATER 3153 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 14/12/2020

Rooms: 5

Property Type: House (Res)

Land Size: 831 sqm approx