

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

16-18 Day Crescent 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

House

Suburb

Bayswater North

Period-from

01 Oct 2019

to

30 Sep 2020

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

21 Wonthulong Drive Bayswater North VIC 3153	\$740,000	09-Jun-20
55 Chandra Avenue Kilsyth South VIC 3137	\$739,000	12-May-20
28 Barclay Avenue Croydon VIC 3136	\$772,000	29-Jul-20

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: 13 October 2020



21 Wonthulong Drive Bayswater North VIC 3153

 3  3  2

Sold Price **\$740,000** Sold Date **09-Jun-20**

Distance **0.46km**



55 Chandra Avenue Kilsyth South VIC 3137

 4  2  4

Sold Price **\$739,000** Sold Date **12-May-20**

Distance **0.98km**



28 Barclay Avenue Croydon VIC 3136

 4  2  2

Sold Price **\$772,000** Sold Date **29-Jul-20**

Distance **1.72km**

RS = Recent sale **UN** = Undisclosed Sale

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