

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 100 Allambanan Drive, Bayswater North, 3153

Indicative selling price

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

Range between \$640,000 & \$670,000

Median sale price

Median price \$700,000 House ☒ Suburb Bayswater North

Period - From 01/04/2018 to 31/03/2019 Source REIV propertydata.com.au

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
29 Kalawar Avenue, Bayswater North, 3153	\$677,000	18/07/2018
16 Marraroon Close, Bayswater North, 3153	\$665,000	12/09/2018
28 Day Crescent, Bayswater North, 3153	\$640,000	01/03/2019

Property data source: CoreLogic rpdata.com.au. Generated on 3rd April, 2019.