

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

107 Allambanan Drive, Bayswater North Vic 3153

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$731,130 House X Unit Suburb Bayswater North

Period - From 01/01/2017 to 31/12/2017 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	4 Stafford Ct BAYSWATER NORTH 3153	\$735,000	18/12/2017
2	70 Burdekin Av BAYSWATER NORTH 3153	\$727,259	28/11/2017
3	17 Toolimerin Av BAYSWATER NORTH 3153	\$701,000	12/12/2017

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.

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Indicative Selling Price

\$690,000 - \$750,000

Median House Price

Year ending December 2017: \$731,130



 3  2  1

Rooms:

Property Type: House

Land Size: 786 sqm approx

Agent Comments

Comparable Properties



4 Stafford Ct BAYSWATER NORTH 3153 (REI)

Agent Comments

 3  2  2

Price: \$735,000

Method: Private Sale

Date: 18/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 795 sqm approx



70 Burdekin Av BAYSWATER NORTH 3153 (REI)

Agent Comments

 3  2  2

Price: \$727,259

Method: Private Sale

Date: 28/11/2017

Rooms: 6

Property Type: House



17 Toolimerin Av BAYSWATER NORTH 3153 (REI)

Agent Comments

 3  2  2

Price: \$701,000

Method: Private Sale

Date: 12/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 788 sqm approx