

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 | 10/3 Mason Court, Bayswater North Vic 3153 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$730,000 | & | \$800,000 |
|---------------|-----------|---|-----------|
| | | | l |

Median sale price

| Median price | \$685,500 | Hou | use X | Unit | | | Suburb | Bayswater North |
|---------------|------------|-----|------------|------|--------|------|--------|-----------------|
| Period - From | 01/07/2018 | to | 30/06/2019 | | 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

| Au | areas or comparable property | 1 1100 | Date of Sale |
|----|-------------------------------------|-----------|--------------|
| 1 | 20 Home St BAYSWATER NORTH 3153 | \$780,000 | 11/04/2019 |
| 2 | 18b Malinda Way CROYDON SOUTH 3136 | \$780,000 | 03/03/2019 |
| 3 | 13 Illawara Cr BAYSWATER NORTH 3153 | \$765,000 | 24/06/2019 |

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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Price

Date of sale

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Rooms:

Property Type: Land Land Size: 435 sqm approx

Agent Comments

Indicative Selling Price \$730,000 - \$800,000 **Median House Price** Year ending June 2019: \$685,500

Comparable Properties

20 Home St BAYSWATER NORTH 3153 (VG)

Agent Comments

Price: \$780,000 Method: Sale Date: 11/04/2019

Rooms: -

Property Type: House (Res) Land Size: 549 sqm approx

18b Malinda Way CROYDON SOUTH 3136 (REI/VG)







Price: \$780.000 Method: Private Sale Date: 03/03/2019

Rooms: 6

Property Type: House (Res) Land Size: 438 sqm approx

Agent Comments



13 Illawara Cr BAYSWATER NORTH 3153 (REI) Agent Comments







Price: \$765,000

Method: Sold Before Auction

Date: 24/06/2019

Rooms: -

Property Type: House (Res) Land Size: 432 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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