

## 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 10/3 Mason Court, Bayswater North Vic 3153

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$800,000

#### Median sale price

Median price \$685,500 House 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	Price	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.



**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)

**Agent Comments**



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 03/03/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 438 sqm approx



### 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