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

11 Blandford Crescent, Bayswater North Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$650,000		&		\$680,000					
Median sale p	rice									
Median price	\$746,250	Pro	operty Type	Hou	se		Suburb	Bayswater North		
Period - From	01/07/2019	to	30/09/2019)	So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	39 Blandford Cr BAYSWATER NORTH 3153	\$720,000	15/11/2019
2	30 Kalawar Av BAYSWATER NORTH 3153	\$712,000	26/10/2019
3	6 Kite Av BAYSWATER NORTH 3153	\$625,000	29/08/2019

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.

This Statement of Information was prepared on:

03/12/2019 15:49









Property Type: House **Land Size:** 799 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$680,000 Median House Price September quarter 2019: \$746,250

Comparable Properties



39 Blandford Cr BAYSWATER NORTH 3153 (REI)



Price: \$720,000 Method: Sold Before Auction Date: 15/11/2019 Property Type: House (Res) Land Size: 790 sqm approx



30 Kalawar Av BAYSWATER NORTH 3153 (REI) Agent Comments



Price: \$712,000 Method: Auction Sale Date: 26/10/2019 Property Type: House (Res) Land Size: 787 sqm approx

6 Kite Av BAYSWATER NORTH 3153 (VG)

Agent Comments

Agent Comments



Price: \$625,000 Method: Sale Date: 29/08/2019 Property Type: House (Res) Land Size: 738 sqm approx

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propertydata



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.