

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 between

\$650,000

 &

\$680,000

Median sale price

Median price

\$746,250

 Property Type

House

 Suburb

Bayswater North

Period - From

01/07/2019

 to

30/09/2019

 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	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



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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)

Agent Comments

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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

 3  2  2

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

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