

## 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

17 Bell Bird Drive 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,888

Property type

House

Suburb

Bayswater North

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 3 Waratah Avenue Bayswater North VIC 3153 | \$785,000 | 06-Jan-20 |
| 14 Bolac Street Bayswater VIC 3153        | \$792,000 | 22-Feb-20 |
| 7 McComb Crescent Bayswater VIC 3153      | \$795,000 | 15-Jan-20 |

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 6 months.~~

This Statement of Information was prepared on: 01 June 2020



**3 Waratah Avenue Bayswater North VIC 3153** Sold Price **\$785,000** Sold Date **06-Jan-20**

3 2 4

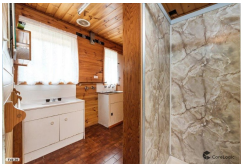
Distance **1.14km**



**14 Bolac Street Bayswater VIC 3153** Sold Price **\$792,000** Sold Date **22-Feb-20**

4 1 -

Distance **1.65km**



**7 McComb Crescent Bayswater VIC 3153** Sold Price **\$795,000** Sold Date **15-Jan-20**

4 1 1

Distance **1.94km**

RS = Recent sale      UN = Undisclosed Sale

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