

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 5 Pellong Court, Bayswater North Vic 3153

Indicative selling price

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

Range between \$750,000 & \$765,000

Median sale price

Median price \$735,000 House Unit Suburb Bayswater North

Period - From 01/04/2017 to 31/03/2018 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	107 Allambanan Dr BAYSWATER NORTH 3153	\$775,000	22/03/2018
2	1 Sherman Dr BAYSWATER NORTH 3153	\$750,000	14/05/2018
3	5 Anderson CI BAYSWATER NORTH 3153	\$745,000	18/04/2018

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.

Garrison Pearse

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Indicative Selling Price

\$750,000 - \$765,000

Median House Price

Year ending March 2018: \$735,000



4 2 2

Rooms:

Property Type: House

Land Size: 871 sqm approx

Agent Comments

This serene 4 bedroom plus study and 2 bathroom garden sanctuary on 871 m² (approx.) is in a quiet court adjacent to reserve. Discover 3 living zones, Tas. Oak kitchen, parents' wing, cooling, ducted heating and alarm. Plus: double carport and storage. Walk to transport, shops and Bayswater North Primary.

Comparable Properties



107 Allambanan Dr BAYSWATER NORTH 3153 Agent Comments (REI)

3 2 1

Price: \$775,000

Method: Private Sale

Date: 22/03/2018

Rooms: 5

Property Type: House

Land Size: 786 sqm approx



1 Sherman Dr BAYSWATER NORTH 3153 (REI) Agent Comments

3 1 1

Price: \$750,000

Method: Private Sale

Date: 14/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 867 sqm approx



5 Anderson Cl BAYSWATER NORTH 3153 (REI) Agent Comments

4 2 2

Price: \$745,000

Method: Private Sale

Date: 18/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 802 sqm approx