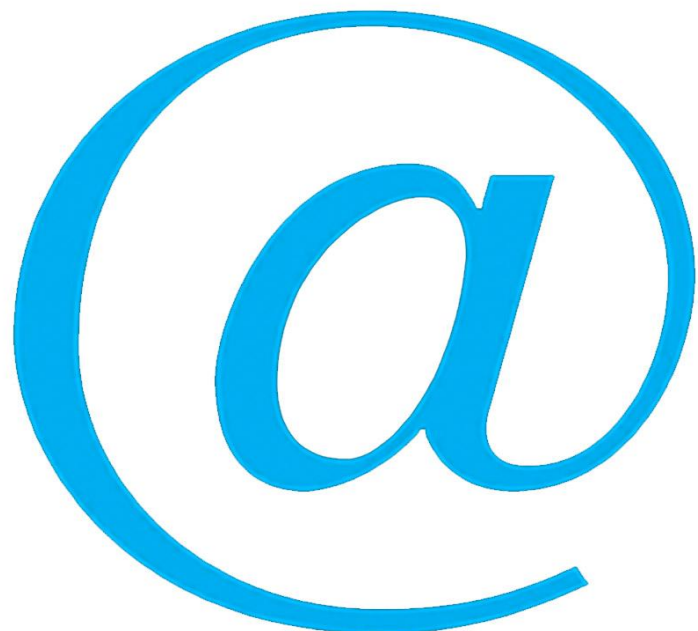


STATEMENT OF INFORMATION

8 KITE AVENUE, BAYSWATER NORTH, VIC 3153
PREPARED BY KENNETH OOI , KENNETH OOI, OFFICE PHONE: 430121802



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 KITE AVENUE, BAYSWATER NORTH, VIC 4 2 2

Indicative Selling Price

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

Price Range: **\$685,000 to \$753,500**

Provided by: Kenneth Ooi, Kenneth Ooi

MEDIAN SALE PRICE



BAYSWATER NORTH, VIC, 3153

Suburb Median Sale Price (House)

\$730,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5 ANDERSON CL, BAYSWATER NORTH, VIC 4 2 2

Sale Price

***\$745,000**

Sale Date: 18/04/2018

Distance from Property: 825m



4 MOUNTAIN HEATH WALK, CROYDON 4 2 2

Sale Price

***\$731,012**

Sale Date: 22/02/2018

Distance from Property: 1km



26 KESWICK CRES, BAYSWATER NORTH, VIC 3 1 2

Sale Price

***\$700,000**

Sale Date: 17/04/2018

Distance from Property: 736m



This report has been compiled on 12/06/2018 by Kenneth Ooi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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14 LEIGHTON RD, BAYSWATER NORTH, VIC



Sale Price

***\$721,000**

Sale Date: 11/04/2018

Distance from Property: 723m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 KITE AVENUE, BAYSWATER NORTH, VIC 3153

Indicative selling price

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

Price Range: \$685,000 to \$753,500

Median sale price

Median price \$730,000

House

Unit

Suburb

BAYSWATER
NORTH

Period 01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
5 ANDERSON CL, BAYSWATER NORTH, VIC 3153	*\$745,000	18/04/2018
4 MOUNTAIN HEATH WALK, CROYDON SOUTH, VIC 3136	*\$731,012	22/02/2018
26 KESWICK CRES, BAYSWATER NORTH, VIC 3153	*\$700,000	17/04/2018
14 LEIGHTON RD, BAYSWATER NORTH, VIC 3153	*\$721,000	11/04/2018