

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 2 Illawara Crescent, Bayswater North Vic 3153

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

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

Period - From 01/10/2017 to 31/12/2017 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	21 Macey St CROYDON SOUTH 3136	\$850,000	18/11/2017
2	151 Eastfield Rd CROYDON 3136	\$840,000	09/09/2017
3	50 Sellick Dr CROYDON 3136	\$830,800	16/01/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 858 sqm approx

Agent Comments

Comparable Properties



21 Macey St CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 871 sqm approx



151 Eastfield Rd CROYDON 3136 (REI)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: House

Land Size: 878 sqm approx



50 Sellick Dr CROYDON 3136 (REI)

Agent Comments



Price: \$830,800

Method: Private Sale

Date: 16/01/2018

Rooms: 4

Property Type: House

Land Size: 897 sqm approx