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	13 Coorie Avenue Bayswater VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$750,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$741,000	Property type	Other	Suburb	Bayswater
Period-from	01 Jul 2019	to	30 Jun 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
10B Warrien Court Bayswater VIC 3153	$755,000	11-Apr-20
2/22 Maple Street Bayswater VIC 3153	$721,500	01-Jun-20
71 Leonard Street Bayswater VIC 3153	$747,000	22-May-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.~~

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10B Warrien Court Bayswater VIC 3153

3 2 2

Sold Price **$755,000** Sold Date **11-Apr-20**

Distance **0.54km**

2/22 Maple Street Bayswater VIC 3153

3 2 2

Sold Price RS **$721,500** Sold Date **01-Jun-20**

Distance **0.57km**

71 Leonard Street Bayswater VIC 3153

3 2 2

Sold Price RS **$747,000** Sold Date **22-May-20**

Distance **1.61km**

RS = Recent sale **UN** = Undisclosed Sale

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