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	18 Skye Court, Bayswater North Vic 3153

Indicative selling price

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

Range between $595,000 & $650,000

Median sale price

Median price $712,000 Property Type House Suburb Bayswater North

Period - From 01/10/2019 to 31/12/2019 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	17 Avington Cr BORONIA 3155	$683,000	19/02/2020
2	11 Blandford Cr BAYSWATER NORTH 3153	$660,000	14/12/2019
3	3 Honeysuckle Wlk CROYDON SOUTH 3136	$620,000	14/12/2019

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.~~

This Statement of Information was prepared on: 07/04/2020 11:33

18 Skye Court, Bayswater North Vic 3153



1

Property Type: House (Previously Occupied - Detached)
Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price
$595,000 - $650,000
Median House Price
December quarter 2019: $712,000

Comparable Properties



17 Avington Cr BORONIA 3155 (REI)

3 1 2

Price: $683,000
Method: Private Sale
Date: 19/02/2020
Rooms: 5
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments



11 Blandford Cr BAYSWATER NORTH 3153 (REI/VG)

3 1 2

Price: $660,000
Method: Auction Sale
Date: 14/12/2019
Property Type: House (Res)
Land Size: 799 sqm approx

Agent Comments



3 Honeysuckle Wlk CROYDON SOUTH 3136 (REI/VG)

3 1 2

Price: $620,000
Method: Private Sale
Date: 14/12/2019
Property Type: House
Land Size: 500 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.