BarryPlant

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: 7 KATANDRA COURT, 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: | or range between: $780,000 | & $858,000

Median sale price

(*Delete house or unit as applicable)

Median price: $861,000 | *House: Yes | *Unit: | Suburb: BAYSWATER

Period - From: 01/10/2023 to 30/09/2024 | Source: Price Finder

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. 45 KUMALA ROAD, BAYSWATER VIC 3153	$833,000	03/08/2024
2. 8 LOCKSLEY CLOSE, BAYSWATER, VIC 3153	$840,000	13/06/2024
3. 15 MARLBOROUGH ROAD, BAYSWATER, VIC 3153	$865,000	20/07/2024

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.~~

Property data source: CoreLogic. Generated on 28/08/2024