

A yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred street scene with trees and buildings. A yellow rectangular box in the top right corner contains the text "RayWhite." in a bold, black, sans-serif font.

RayWhite.

**Statement
of
information**

36 BAYSTONE ROAD, EPPING, VIC 3076
PREPARED BY JOE TORZILLO, RAY WHITE BUNDOORA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 BAYSTONE ROAD, EPPING, VIC 3076



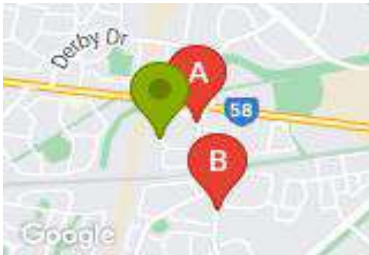
Indicative Selling Price

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

Price Range: **\$540,000 to \$570,000**

Provided by: Joe Torzillo, Ray White Bundoora

MEDIAN SALE PRICE



EPPING, VIC, 3076

Suburb Median Sale Price (House)

\$660,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



11 PINDARI AVE, EPPING, VIC 3076



Sale Price

***\$590,000**

Sale Date: 09/12/2023

Distance from Property: 276m



125 ROMANO AVE, MILL PARK, VIC 3082



Sale Price

\$590,000

Sale Date: 09/08/2023

Distance from Property: 639m



This report has been compiled on 09/01/2024 by Ray White Bundoora. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

36 BAYSTONE ROAD, EPPING, VIC 3076

Indicative selling price

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

Price Range: \$540,000 to \$570,000

Median sale price

Median price \$660,000

Property type

House

Suburb

EPPING

Period

01 January 2023 to 31 December 2023

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

11 PINDARI AVE, EPPING, VIC 3076	*\$590,000	09/12/2023
125 ROMANO AVE, MILL PARK, VIC 3082	\$590,000	09/08/2023

This Statement of Information was prepared on:

09/01/2024