

## 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

4 LAURA COURT BAYSWATER NORTH VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$836,250

Property type

House

Suburb

Bayswater North

Period-from

01 Mar 2023

to

29 Feb 2024

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

7 OLIVER COURT KILSYTH SOUTH VIC 3137	\$1,070,000	03-Nov-23
13 ILLUMINATE COURT KILSYTH SOUTH VIC 3137	\$1,072,500	01-Feb-24
8 TARAKAN STREET BORONIA VIC 3155	\$1,045,000	20-Mar-24

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.~~

This Statement of Information was prepared on: 25 March 2024



## 7 OLIVER COURT KILSYTH SOUTH VIC 3137

Sold Price

**\$1,070,000**

Sold Date

**03-Nov-23**

 4  2  2

Distance

**1.02km**



## 13 ILLUMINATE COURT KILSYTH SOUTH VIC 3137

Sold Price

**\$1,072,500**

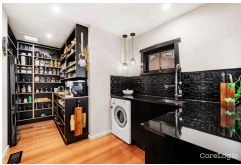
Sold Date

**01-Feb-24**

 4  2  3

Distance

**1.36km**



## 8 TARAKAN STREET BORONIA VIC 3155

Sold Price

<sup>RS</sup> **\$1,045,000**

Sold Date

**20-Mar-24**

 4  3  2

Distance

**1.13km**

RS = Recent sale

UN = Undisclosed Sale

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