

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 ROBINSON COURT BAYSWATER NORTH 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

\$880,000

&

\$950,000

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

4 EYCOT STREET KILSYTH SOUTH VIC 3137	\$900,000	04-Mar-24
10 BAUNTON COURT KILSYTH SOUTH VIC 3137	\$885,000	18-Dec-23
59 CHANDRA AVENUE KILSYTH SOUTH VIC 3137	\$935,000	19-Dec-23

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: 22 March 2024



4 EYCOT STREET KILSYTH SOUTH VIC 3137

Sold Price

^{RS} **\$900,000**

Sold Date **04-Mar-24**

3 2 2

Distance **0.4km**



10 BAUNTON COURT KILSYTH SOUTH VIC 3137

Sold Price

^{RS} **\$885,000**

Sold Date **18-Dec-23**

3 2 2

Distance **0.58km**



59 CHANDRA AVENUE KILSYTH SOUTH VIC 3137

Sold Price

\$935,000

Sold Date **19-Dec-23**

3 2 2

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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