

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

9 Coolibah Cres, Bayswater, Vic 3153

Indicative selling price

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

range between \$800,000 & \$850,000

Median sale price

Median price \$872,000 Property type House Suburb Bayswater

Period - From 01/03/2023 to 29/02/2024 Source  PropTrack

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
13 Ernest Street, Bayswater, VIC 3153	\$862,000	16/12/2023
21 Kingsford Street, Bayswater, VIC 3153	\$860,000	28/02/2024
103 Farnham Road, Bayswater, VIC 3153	\$850,000	14/02/2024

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.~~

This Statement of Information was prepared on: 21/03/2024


7/4/24