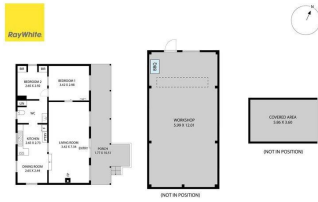


PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980



189 Cherry Tree Rd, Bailieston
All information about this property has been provided by Ray White to Bestsellers.
Ray White is not responsible for the accuracy and completeness of the information.
Buyers should make their own enquiries to verify the information.

189 CHERRY TREE ROAD, BAILIESTON,

2 1 4

Indicative Selling Price

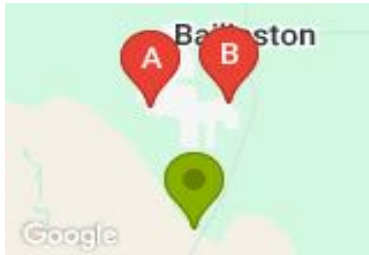
For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$450,000**

Provided by: Holly Boyer , Ray White Nagambie

MEDIAN SALE PRICE

Seller's Reserve Price: **N/A**



BAILIESTON, VIC, 3608

Suburb Median Sale Price (House)

\$1,710,000

01 October 2025 to 30 September 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



148 SPRING LANE, BAILIESTON, VIC 3608

3 1 -

Sale Price

\$440,000

Sale Date: 09/05/2025

Distance from Property: 1.9km



32 SPRING LANE, BAILIESTON, VIC 3608

3 1 1

Sale Price

\$475,000

Sale Date: 23/07/2025

Distance from Property: 1.9km



This report has been compiled on 09/10/2026 by Ray White Nagambie. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

09/10/2026

Property offered for sale

Address
Including suburb and
postcode

189 CHERRY TREE ROAD, BAILIESTON, VIC 3608

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
HOUSE	2	1	4		33,101m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$450,000

or

Range between

\$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$1,710,000

Property type

HOUSE

Suburb

BAILIESTON

Period: from

01/10/2025

to

30/09/2026

Source



Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
148 SPRING LANE, BAILIESTON, VIC 3608	\$440,000	09/05/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
HOUSE	3	1			30,000m ²

Comparable property 2

Address	Sale price	Date of sale
32 SPRING LANE, BAILIESTON, VIC 3608	\$475,000	23/07/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
HOUSE	3	1	1		20,000m ²

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

☒

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties were sold

Only two comparable sales were available for this property due to the limited number of recent sales of similar properties within the local market. The sales selected are considered the most relevant and comparable available at the time of assessment.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	
Unconditional sale date	