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

13a White Avenue, Bayswater North Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$645,000		&		\$695,000					
Aedian sale price										
Median price	\$720,000	Pro	roperty Type House		;e		Suburb	Bayswater North		
Period - From	01/10/2019	to	30/09/2020		So	urce	REIV			

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.

Ade	dress of comparable property	Price	Date of sale
1	3/22 Cullis Pde BAYSWATER 3153	\$699,000	03/07/2020
2	2/95 Scoresby Rd BAYSWATER 3153	\$695,000	07/08/2020
3	3/988 Mountain Hwy BORONIA 3155	\$627,700	13/07/2020

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:

13/11/2020 13:17









Property Type: Strata Unit/Flat **Land Size:** 363 sqm approx Agent Comments Indicative Selling Price \$645,000 - \$695,000 Median House Price Year ending September 2020: \$720,000

Comparable Properties



3/22 Cullis Pde BAYSWATER 3153 (REI/VG)



Price: \$699,000 Method: Private Sale Date: 03/07/2020 Property Type: Unit Land Size: 322 sqm approx



2/95 Scoresby Rd BAYSWATER 3153 (REI/VG) Agent Comments



Price: \$695,000 Method: Private Sale Date: 07/08/2020 Rooms: 5 Property Type: Townhouse (Single) Land Size: 244 sqm approx



3/988 Mountain Hwy BORONIA 3155 (REI/VG) Agent Comments



Price: \$627,700 Method: Private Sale Date: 13/07/2020 Rooms: 4 Property Type: Unit Land Size: 282 sqm approx

Account - Hoskins | P: 98747677, 9722 9755



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments