

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$645,000 & \$695,000

### Median sale price

Median price \$720,000 Property Type House Suburb Bayswater North

Period - From 01/10/2019 to 30/09/2020 Source 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.

	Address 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)**

**Agent Comments**



**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