

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 2 YARRAN GROVE, BAYSWATER, VIC







**Indicative Selling Price** 

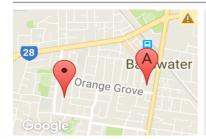
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$550,000 to \$605,000

Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

## **MEDIAN SALE PRICE**



## **BAYSWATER, VIC, 3153**

**Suburb Median Sale Price (Unit)** 

\$485,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

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.



## 3/7 COORIE AVE, BAYSWATER, VIC 3153







Sale Price

\$602,000

Sale Date: 13/09/2017

Distance from Property: 1.1km





### 2 ARMSTRONG RD, BAYSWATER, VIC 3153







Sale Price

**\*\$580,000** 

Sale Date: 16/08/2017

Distance from Property: 1km



# **6 LARNE AVE, BAYSWATER, VIC 3153**







Sale Price

\*\$620,000

Sale Date: 22/07/2017

Distance from Property: 838m

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## **Sections 47AF of the Estate Agents Act 1980**

#### Property offered for sale

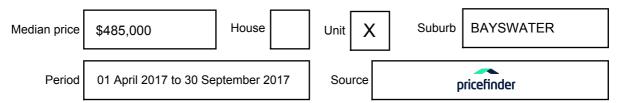
Address Including suburb and postcode	2 YARRAN GROVE, BAYSWATER, VIC 3153
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#### Indicative selling price

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

Price Range: \$550,000 to \$605,000

## Median sale price



## Comparable property sales

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
3/7 COORIE AVE, BAYSWATER, VIC 3153	\$602,000	13/09/2017
2 ARMSTRONG RD, BAYSWATER, VIC 3153	*\$580,000	16/08/2017
6 LARNE AVE, BAYSWATER, VIC 3153	*\$620,000	22/07/2017