

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

1/14 Branch Road, Bayswater North Vic 3153

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$501,000

House

Unit

X

Suburb

Bayswater North

Period - From 01/07/2018

to

30/09/2018

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	2/21 Ronald Rd CROYDON 3136	\$695,000	01/08/2018
2	2/6 Ivon St BAYSWATER NORTH 3153	\$675,000	23/07/2018
3	5/28 Bayswater Rd CROYDON 3136	\$650,000	07/08/2018

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.

1/14 Branch Road, Bayswater North Vic 3153



Brent Earney

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Indicative Selling Price

\$680,000

Median Unit Price

September quarter 2018: \$501,000



Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/21 Ronald Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 01/08/2018

Rooms: 4

Property Type: Townhouse (Single)



2/6 Ivon St BAYSWATER NORTH 3153 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 23/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 170 sqm approx



5/28 Bayswater Rd CROYDON 3136 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 07/08/2018

Rooms: -

Property Type: House (Res)

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354

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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.