

Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	1/14 Branch Road, Bayswater North Vic 3153
Including suburb and	
postcode	

Indicative selling price

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

Single price \$6	680,000
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Median sale price

Median price	\$501,000	Hou	Ise	Unit	Х		Suburb	Bayswater North
Period - From	01/07/2018	to	30/09/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Ad	dress 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.

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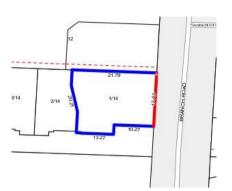






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Indicative Selling Price \$680,000 **Median Unit Price** September guarter 2018: \$501,000



Rooms: Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



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





Price: \$695,000 Method: Private Sale Date: 01/08/2018

Rooms: 4

Property Type: Townhouse (Single)

Agent Comments



2/6 Ivon St BAYSWATER NORTH 3153 (VG)







Price: \$675,000 Method: Sale Date: 23/07/2018

Rooms: -

Property Type: House (Res) Land Size: 170 sqm approx

Agent Comments



5/28 Bayswater Rd CROYDON 3136 (VG)



Price: \$650,000 Method: Sale Date: 07/08/2018

Rooms: -

Property Type: House (Res)

Agent Comments

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