

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

3/22 Cullis Parade, Bayswater Vic 3153

Indicative selling price

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

Range between \$670,000

&

\$680,000

Median sale price

Median price \$599,000

Property Type Unit

Suburb Bayswater

Period - From 08/06/2019

to

07/06/2020

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	3/8 Hamilton Rd BAYSWATER NORTH 3153	\$685,000	29/03/2020
2	4/22 Grandview Gr BAYSWATER 3153	\$660,000	28/03/2020
3			

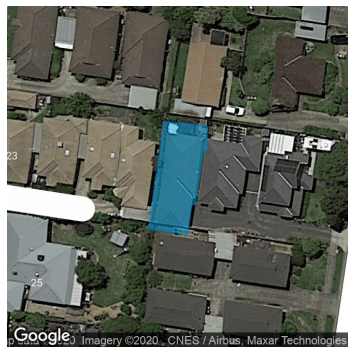
OR

~~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:

08/06/2020 18:46

3/22 Cullis Parade, Bayswater Vic 3153



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$670,000 - \$680,000

Median Unit Price

08/06/2019 - 07/06/2020: \$599,000

Comparable Properties



3/8 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

 3  2  2

Price: \$685,000

Method: Private Sale

Date: 29/03/2020

Rooms: 6

Property Type: Unit



4/22 Grandview Gr BAYSWATER 3153 (REI/VG) Agent Comments

 3  2  2

Price: \$660,000

Method: Auction Sale

Date: 28/03/2020

Rooms: 4

Property Type: Unit

Land Size: 255 sqm approx

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.

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888 | F: 03 9802 1269



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.