

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

19 Maida Avenue, Bayswater Vic 3153

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$755,000 Property Type House Suburb Bayswater

Period - From 01/07/2019 to 30/06/2020 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	49 Bona Vista Rd BAYSWATER 3153	\$740,000	01/04/2020
2	6 Wendy Ct BAYSWATER 3153	\$700,000	18/04/2020
3	13 Sydney Rd BAYSWATER 3153	\$690,000	18/03/2020

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:

24/07/2020 17:16

19 Maida Avenue, Bayswater Vic 3153

**Jellis
Craig**

Dion Marsden

9908 5700

0417 826 222

dionmarsden@jellisrcraig.com.au

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

Year ending June 2020: \$755,000



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 719 sqm approx

Agent Comments

Comparable Properties



49 Bona Vista Rd BAYSWATER 3153 (REI/VG) Agent Comments

3 1 2

Price: \$740,000

Method: Private Sale

Date: 01/04/2020

Property Type: House

Land Size: 729 sqm approx



6 Wendy Ct BAYSWATER 3153 (REI/VG) Agent Comments

3 1 2

Price: \$700,000

Method: Private Sale

Date: 18/04/2020

Property Type: House (Res)

Land Size: 723 sqm approx



13 Sydney Rd BAYSWATER 3153 (VG) Agent Comments

3 - -

Price: \$690,000

Method: Sale

Date: 18/03/2020

Property Type: House (Res)

Land Size: 726 sqm approx

Account - Jellis Craig | P: 03 9908 5700



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.