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

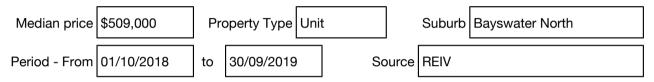
1/14 Tintern Avenue, Bayswater North Vic 3153

Indicative selling price

	ee consumer.vic.gov.	

Single price \$450,000

Median sale price



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	3/31 Bayswater Rd CROYDON 3136	\$420,000	19/09/2019
2	9/346 Bayswater Rd BAYSWATER NORTH 3153	\$430,000	21/09/2019
3	9/24-28 Glen Park Rd BAYSWATER NORTH 3153	\$449,000	06/09/2019

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:

02/01/2020 18:27









Property Type: Flat/Unit/Apartment (Res) Land Size: 154.600006103516 sqm approx Agent Comments Indicative Selling Price \$450,000 Median Unit Price Year ending September 2019: \$509,000

Comparable Properties

3/31 Bayswater Rd CROYDON 3136 (VG)



Price: \$420,000 Method: Sale Date: 19/09/2019 Property Type: Flat/Unit/Apartment (Res)



9/346 Bayswater Rd BAYSWATER NORTH 3153 Agent Comments (REI/VG)



Price: \$430,000 Method: Auction Sale Date: 21/09/2019 Rooms: 3 Property Type: Unit



9/24-28 Glen Park Rd BAYSWATER NORTH 3153 (REI/VG)



Price: \$449,000 Method: Private Sale Date: 06/09/2019 Property Type: Unit Agent Comments

Agent Comments

Account - Philip Webb



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.