

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

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

Single price

\$450,000

Median sale price

Median price

\$509,000

Property Type

Unit

Suburb

Bayswater North

Period - From

01/10/2018

to

30/09/2019

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	3/31 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



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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)

Agent Comments

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Price: \$420,000

Method: Sale

Date: 19/09/2019

Property Type: Flat/Unit/Apartment (Res)



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

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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)

Agent Comments

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Price: \$449,000

Method: Private Sale

Date: 06/09/2019

Property Type: Unit