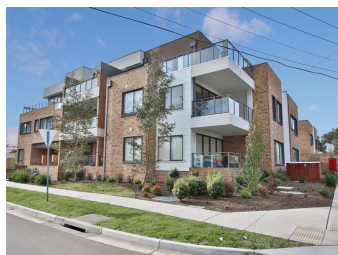


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**207/7 BIRCH STREET, BAYSWATER, VIC**

 2  1  1

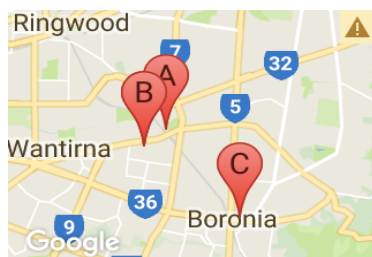
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 390,000 to 429,000**

Provided by: Maree Slade, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



**BAYSWATER, VIC, 3153**

Suburb Median Sale Price (Unit)

**\$590,000**

01 July 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**2/13 KING ST, BAYSWATER, VIC 3153**

 2  -  -

Sale Price

**\$420,000**

Sale Date: 14/11/2017

Distance from Property: 742m



**7 BIRCH ST, BAYSWATER, VIC 3153**

 2  -  -

Sale Price

**\$420,000**

Sale Date: 01/11/2017

Distance from Property: 0m



**13/4 FLORISTON RD, BORONIA, VIC 3155**

 2  1  1

Sale Price

**\$418,000**

Sale Date: 14/11/2017

Distance from Property: 3.3km



This report has been compiled on 22/03/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

207/7 BIRCH STREET, BAYSWATER, VIC 3153

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

390,000 to 429,000

Median sale price

Median price

\$590,000

House

Unit

X

Suburb

BAYSWATER

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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 |
|--------------------------------------|-----------|--------------|
| 2/13 KING ST, BAYSWATER, VIC 3153    | \$420,000 | 14/11/2017   |
| 7 BIRCH ST, BAYSWATER, VIC 3153      | \$420,000 | 01/11/2017   |
| 13/4 FLORISTON RD, BORONIA, VIC 3155 | \$418,000 | 14/11/2017   |