

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	8 Central Avenue, Bayswater North Vic 3153
Including suburb and	
postcode	
·	

Indicative selling price

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

Range between	\$680,000	&	\$740,000

Median sale price

Median price	\$721,000	Hou	ise X	Unit		:	Suburb	Bayswater North
Period - From	01/04/2018	to	30/06/2018		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 1/3 Wenwood St RINGWOOD EAST 3135 \$735,000 26/05/2018 2 1/12 Howard Av RINGWOOD EAST 3135 \$725,000 28/04/2018 3 5 Gardenia St CROYDON SOUTH 3136 \$711,000 06/07/2018

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.

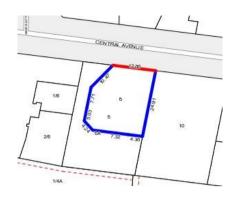
Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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Rooms:

Property Type: House (Res) Land Size: 419 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$740,000 **Median House Price** June quarter 2018: \$721,000

Comparable Properties



1/3 Wenwood St RINGWOOD EAST 3135 (REI) Agent Comments

-3

Price: \$735,000

Method: Sold Before Auction

Date: 26/05/2018

Rooms: 4

Property Type: House (Res) Land Size: 336 sqm approx



1/12 Howard Av RINGWOOD EAST 3135 (REI)

Price: \$725,000 Method: Auction Sale Date: 28/04/2018

Rooms: 5

Property Type: Unit

Land Size: 380 sqm approx



5 Gardenia St CROYDON SOUTH 3136 (REI)

3

Price: \$711,000 Method: Private Sale Date: 06/07/2018

Rooms: -

Property Type: House

Agent Comments

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