

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 8 Central Avenue, Bayswater North Vic 3153

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$740,000

Median sale price

Median price \$721,000

House

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.



3 1 2

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 1 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) Agent Comments

3 1 2

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) Agent Comments

3 1 1

Price: \$711,000

Method: Private Sale

Date: 06/07/2018

Rooms: -

Property Type: House