

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/33 Begonia Ave,  
BAYSWATER 3153**

### Indicative selling price

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

**Range \$430,000 - \$470,000**

### Median sale price

Median **Unit** for **BAYSWATER** for period **Jul 2018 - Jun 2019**

Sourced from **Corelogic**.

**\$520,000**

### 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 the most comparable to the property for sale.

**11/37-41 Glenpark Rd,**  
Bayswater North 3153

**Price \$420,000** Sold 25 May  
2019

**6/43 Glenpark Rd,**  
Bayswater north 3153

**Price \$450,000** Sold 17 June  
2019

**3/9 Highmoor Ave,**  
Bayswater 3153

**Price \$475,000** Sold 13 June  
2019

This Statement of Information was prepared on 19th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

Unit



2 beds



1 baths

### Surreal Property Group

2/732 Mountain Highway,  
Bayswater VIC 3153

### Contact agents



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