

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 WILTSHIRE AVENUE, BAYSWATER, VIC  4  1  1

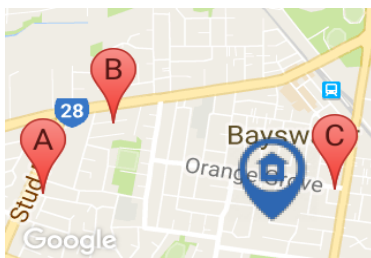
Indicative Selling Price

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

\$640,000 to \$704,000

Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

SUBURB MEDIAN



BAYSWATER, VIC, 3153

Suburb Median Sale Price (House)

\$719,000

01 October 2016 to 31 March 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.



3 LEONARD ST, BAYSWATER, VIC 3153

 4  1  2

Sale Price

\$750,000

Sale Date: 19/11/2016

Distance from Property: 1.5km



12 PECK ST, BAYSWATER, VIC 3153

 3  1  2

Sale Price

\$715,000

Sale Date: 08/02/2017

Distance from Property: 1.3km



1 ORANGE GR, BAYSWATER, VIC 3153

 3  1  1

Sale Price

\$700,000

Sale Date: 18/01/2017

Distance from Property: 466m



This report has been compiled on 14/05/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

16 WILTSHIRE AVENUE, BAYSWATER, VIC 3153

Indicative selling price

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

Single Price / Range

\$640,000 to \$704,000

Median sale price

Median price

\$719,000

House

X

Unit

Suburb

BAYSWATER

Period

01 October 2016 to 31 March 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
3 LEONARD ST, BAYSWATER, VIC 3153	\$750,000	19/11/2016
12 PECK ST, BAYSWATER, VIC 3153	\$715,000	08/02/2017
1 ORANGE GR, BAYSWATER, VIC 3153	\$700,000	18/01/2017