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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

5/4 Pointside Avenue Bayswater North VIC 3153

 3  1  2

## Indicative Selling Price

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

Range between \$410,000 & \$450,000





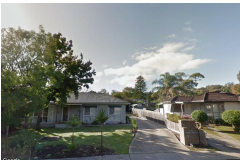







## Median Sale Price

\$501,000 Units in Bayswater north between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>4/346-354 Bayswater Road Bayswater North VIC 3153</b>	Sold Price	<b>\$462,000</b>	Sold Date	<b>16-Apr-19</b>
 3  1  2				Distance	<b>0.92km</b>
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	<b>2/426 Dorset Road Boronia VIC 3155</b>	Sold Price	<b>\$500,000</b>	Sold Date	<b>21-May-19</b>
 3  1  1				Distance	<b>1.24km</b>
<hr/>					
	<b>1/8 Anderson Close Bayswater North VIC 3153</b>	Sold Price	<b>\$470,000</b>	Sold Date	<b>05-Apr-19</b>
 3  1  2				Distance	<b>1.84km</b>

RS = Recent sale

UN = Undisclosed Sale

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