

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

7 Swanley Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price

\$670,000

Property Type

House

Suburb

Bayswater North

Period - From

18/10/2018

to

17/10/2019

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	36 Gracedale Av RINGWOOD EAST 3135	\$729,000	25/05/2019
2	5 Parkstone Dr BAYSWATER NORTH 3153	\$700,000	27/04/2019
3	33 Central Av CROYDON SOUTH 3136	\$685,000	16/08/2019

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.~~

This Statement of Information was prepared on:

18/10/2019 16:07

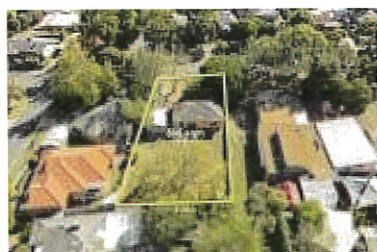


 3  1  4

Property Type: House
Land Size: 894 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median House Price
18/10/2018 - 17/10/2019: \$670,000

Comparable Properties



36 Gracedale Av RINGWOOD EAST 3135 (REI) **Agent Comments**

 3  1  2

Price: \$729,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 4
Property Type: House (Res)
Land Size: 888 sqm approx



5 Parkstone Dr BAYSWATER NORTH 3153 (REI/VG) **Agent Comments**

 3  3  2

Price: \$700,000
Method: Auction Sale
Date: 27/04/2019
Rooms: 4
Property Type: House (Res)
Land Size: 790 sqm approx



33 Central Av CROYDON SOUTH 3136 (VG) **Agent Comments**

 3  -  -

Price: \$685,000
Method: Sale
Date: 16/08/2019
Property Type: House (Res)
Land Size: 865 sqm approx