

Carl Payne 9725 9855 0413 589 800 cpayne@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	4 Huntingdon Avenue, Bayswater North Vic 3153
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$640,000	&	\$690,000
	40.0,000	•	

Median sale price

Median price	\$730,500	Hou	ise X	Unit		Suburb	Bayswater North
Period - From	01/04/2017	to	30/06/2017		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

1	50 Burdekin Av BAYSWATER NORTH 3153	\$683,000	17/05/2017
2	2 Swanley Av BAYSWATER NORTH 3153	\$647,000	22/07/2017
3	14 Buna Ct BORONIA 3155	\$646,000	31/07/2017

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.

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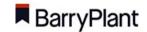




Price

Date of sale

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Indicative Selling Price \$640,000 - \$690,000 Median House Price June quarter 2017: \$730,500





Rooms:

Property Type: House **Land Size:** 783 sqm approx

Agent Comments

Neat and tidy Brick veneer home with secure carport on remote.

Comparable Properties



50 Burdekin Av BAYSWATER NORTH 3153

(REI/VG)



Price: \$683,000 Method: Private Sale Date: 17/05/2017 Rooms: 8

Property Type: House Land Size: 792 sqm approx

Agent Comments

Brick veneer home, 3 bedroom, only one bathroom, double garage. Bit more updated in the finish, but smaller in the home.



2 Swanley Av BAYSWATER NORTH 3153 (REI)

— 3







Price: \$647,000 Method: Private Sale Date: 22/07/2017 Rooms: 5

Property Type: House (Res) Land Size: 596 sqm approx

Agent Comments

Updated kitchen and polished floor boards. Only one original bathroom, carport without remote

door, on a smaller block



14 Buna Ct BORONIA 3155 (REI)

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Price: \$646,000

Method: Sold Before Auction

Date: 31/07/2017

Rooms: -

Property Type: House (Res) Land Size: 732 sqm approx

Agent Comments

Partly updated home, slightly smaller land, single car accommodation.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.