

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

4 Huntingdon Avenue, Bayswater North Vic 3153

Indicative selling price

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

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

Median sale price

Median price \$730,500 House 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	Price	Date of sale
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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 3  2  2

Rooms:

Property Type: House

Land Size: 783 sqm approx

Agent Comments

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

Indicative Selling Price

\$640,000 - \$690,000

Median House Price

June quarter 2017: \$730,500

Comparable Properties



50 Burdekin Av BAYSWATER NORTH 3153 (REI/VG)

 3  1  2

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  2  2

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)

 3  2  1

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.