



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**2/13 Maple St.,  
BAYSWATER 3153**

### Indicative selling price

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

**Range \$650,000 - \$695,000**

### Median sale price

Median **House** for **BAYSWATER** for period **Jan 2019 - Apr 2019**

Sourced from **Rp Data**.

**\$523,625**

### 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 the most comparable to the property for sale.

**3/22 Maple Street,**  
Bayswater 3153

**Price \$675,000** Sold 08  
September 2019

**1/2A Elm Street,**  
Bayswater 3153

**Price \$640,000** Sold 06  
March 2019

**24 Browning Road ,**  
Boronia 3155

**Price \$692,000** Sold 09  
February 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Rp Data.

House

3 beds

2 baths

2 parking

### Surreal Property Group

2/732 Mountain Highway,  
Bayswater VIC 3153

### Contact agents



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