

STATEMENT OF INFORMATION

16 PRINCESS STREET, BAYSWATER, VIC 3153

PREPARED BY GEORGE SHEHATA, SAVOY REAL ESTATE, PHONE: 0499 158 338



SAVOY REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 PRINCESS STREET, BAYSWATER, VIC  3  1  1

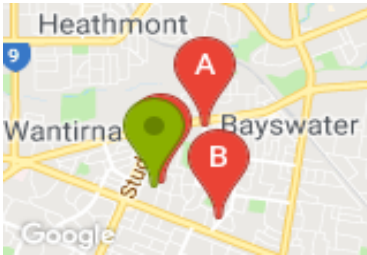
Indicative Selling Price

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

Price Range: **\$700,000 to \$730,000**

Provided by: George Shehata, Savoy Real Estate

MEDIAN SALE PRICE



BAYSWATER, VIC, 3153

Suburb Median Sale Price (House)

\$717,500

01 July 2018 to 30 September 2018

Provided by: 

COMPARABLE PROPERTIES

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.



2 BONA VISTA RD, BAYSWATER, VIC 3153  3  1  3

Sale Price

***\$700,000**

Sale Date: 13/10/2018

Distance from Property: 1.1km



88 SASSES AVE, BAYSWATER, VIC 3153  3  1  2

Sale Price

\$715,000

Sale Date: 31/08/2018

Distance from Property: 965m



29 TAMAR ST, BAYSWATER, VIC 3153  3  1  1

Sale Price

\$730,000

Sale Date: 25/07/2018

Distance from Property: 113m



This report has been compiled on 13/11/2018 by Savoy Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

16 PRINCESS STREET, BAYSWATER, VIC 3153

Indicative selling price

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

Price Range: \$700,000 to \$730,000

Median sale price

Median price \$717,500

House

Unit

Suburb BAYSWATER

Period 01 July 2018 to 30 September 2018

Source



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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| Address of comparable property | Price | Date of sale |
|--------------------------------------|------------|--------------|
| 2 BONA VISTA RD, BAYSWATER, VIC 3153 | *\$700,000 | 13/10/2018 |
| 88 SASSES AVE, BAYSWATER, VIC 3153 | \$715,000 | 31/08/2018 |
| 29 TAMAR ST, BAYSWATER, VIC 3153 | \$730,000 | 25/07/2018 |