

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

5 Bayview Rise, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$812,500

Property Type

House

Suburb

Bayswater North

Period - From

01/01/2021

to

31/03/2021

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	13 Bayview Rise BAYSWATER NORTH 3153	\$999,999	04/03/2021
2	66 Bayview Rise BAYSWATER NORTH 3153	\$978,500	21/01/2021
3	1/7 Tintern Av BAYSWATER NORTH 3153	\$963,000	13/02/2021

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:

14/07/2021 01:47

BOUTIQUE

ESTATE AGENCY

 4  2  2

Rooms: 6
Property Type: House (Res)
Land Size: 528 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
March quarter 2021: \$812,500

Comparable Properties



13 Bayview Rise BAYSWATER NORTH 3153 (VG)

Agent Comments

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Price: \$999,999
Method: Sale
Date: 04/03/2021
Property Type: House (Res)
Land Size: 615 sqm approx



66 Bayview Rise BAYSWATER NORTH 3153 (VG)

Agent Comments

 6  -  -

Price: \$978,500
Method: Sale
Date: 21/01/2021
Property Type: House (Res)
Land Size: 949 sqm approx



1/7 Tintern Av BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

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Price: \$963,000
Method: Private Sale
Date: 13/02/2021
Property Type: House
Land Size: 700 sqm approx