



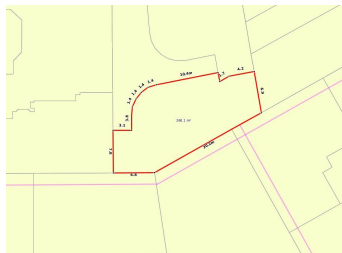
STATEMENT OF INFORMATION

3/15 RAILWAY PARADE, BAYSWATER, VIC 3153

PREPARED BY IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/15 RAILWAY PARADE, BAYSWATER, VIC  2  1  1

Indicative Selling Price

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

Price Range: **\$470,000 to \$515,000**

MEDIAN SALE PRICE



BAYSWATER, VIC, 3153

Suburb Median Sale Price (Unit)

\$483,500

01 April 2017 to 30 September 2017

Provided by:  **pricefinder**

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.



2/48 ELMHURST RD, BAYSWATER NORTH, VIC  2  1  2

Sale Price

***\$461,000**

Sale Date: 14/09/2017

Distance from Property: 345m



3/12 ELMHURST RD, BAYSWATER NORTH, VIC  2  1  2

Sale Price

***\$480,000**

Sale Date: 12/09/2017

Distance from Property: 561m



2/309 CANTERBURY RD, BAYSWATER NORTH, VIC  2  1  1

Sale Price

***\$530,000**

Sale Date: 26/05/2017

Distance from Property: 704m



This report has been compiled on 30/10/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

3/15 RAILWAY PARADE, BAYSWATER, VIC 3153

Indicative selling price

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

Price Range:

\$470,000 to \$515,000

Median sale price

Median price

\$483,500

House

Unit

X

Suburb

BAYSWATER

Period

01 April 2017 to 30 September 2017

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
2/48 ELMHURST RD, BAYSWATER NORTH, VIC 3153	*\$461,000	14/09/2017
3/12 ELMHURST RD, BAYSWATER NORTH, VIC 3153	*\$480,000	12/09/2017
2/309 CANTERBURY RD, BAYSWATER NORTH, VIC 3153	*\$530,000	26/05/2017