

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

1/33 Begonia Avenue, Bayswater Vic 3153

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$696,000

Property Type Unit

Suburb Bayswater

Period - From 01/07/2023

to 30/09/2023

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	2/37 Farnham Rd BAYSWATER 3153	\$500,000	07/10/2023
2	3/12 James St BAYSWATER 3153	\$496,000	27/05/2023
3	2/12 James St BAYSWATER 3153	\$480,000	27/05/2023

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:

17/10/2023 16:08

1/33 Begonia Avenue, Bayswater Vic 3153



Christopher Clerke

03 9725 0000

0459 101 811

chrisclerke@methven.com.au

Indicative Selling Price

\$490,000

Median Unit Price

September quarter 2023: \$696,000



2 1 1

Property Type: Unit

Land Size: 148 sqm approx

Agent Comments

Comparable Properties



2/37 Farnham Rd BAYSWATER 3153 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Unit



3/12 James St BAYSWATER 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$496,000

Method: Private Sale

Date: 27/05/2023

Rooms: 3

Property Type: Unit



2/12 James St BAYSWATER 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 27/05/2023

Rooms: 3

Property Type: Unit

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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