

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 4/245 BAYSWATER ROAD, BAYSWATER NORTH, VIC 3153


Indicative selling price

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

Price Range: 580,000 to 638,000

Median sale price

Median price \$426,000 House ☐ Unit ☒ Suburb BAYSWATER NORTH

Period 01 July 2016 to 30 June 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
12 BAKER RD, BAYSWATER NORTH, VIC 3153	*\$616,000	17/06/2017
12/279 BAYSWATER RD, BAYSWATER NORTH, VIC 3153	*\$520,000	14/06/2017
3/8 DUNLOP AVE, BAYSWATER NORTH, VIC 3153	*\$660,000	30/06/2017