

# 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

2/3 Pointside Avenue, Bayswater North Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$525,000

### Median sale price

Median price

\$513,000

Property Type

Unit

Suburb

Bayswater North

Period - From

01/07/2018

to

30/06/2019

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	9/43 Glen Park Rd BAYSWATER NORTH 3153	\$530,000	30/08/2019
2	2/25 Thurleigh Av CROYDON SOUTH 3136	\$508,700	11/09/2019
3	2/5 Bungalook Rd.E BAYSWATER NORTH 3153	\$505,000	08/05/2019

**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:

19/10/2019 17:18